



FRANKLIN COUNTY - STATE OF NEW YORK
 KIP CASSAVAW, COUNTY CLERK
 P.O. BOX 70, 355 W. MAIN ST, STE 248, MALONE, NEW YORK 12953

COUNTY CLERK'S RECORDING PAGE
 THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2019-3872

Receipt#: 2019253742
 Clerk: CW
 Rec Date: 08/22/2019 09:25:34 AM
 Doc Grp: RP
 Descrip: DEED
 Num Pgs: 4
 Rec'd Frm: CENTENNIAL ABSTRACT

Party1: NEWMAN CHARLES WAYNE
 Party2: PENDRAGON INC
 Town: HARRIETSTOWN

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax	
Transfer Tax	2400.00

Sub Total: 2400.00

Total: 2715.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
 Transfer Tax #: 115
 Transfer Tax

Transfer Tax	2400.00
--------------	---------

Total: 2400.00

I hereby certify that the within and foregoing was recorded in the Franklin County Clerk's Office.

County Clerk

Record and Return To:

JAMES M BROOKS
 72 OLYMPIC DRIVE
 LAKE PLACID NY 12946

WARRANTY DEED

THIS INDENTURE, made the 19th day of August, 2019,

Between CHARLES WAYNE NEWMAN of 61 Petrova Avenue, Saranac Lake, New York 12983

party of the first part, and

PENDRAGON, INC. having an address of 15 Brandy Brook Avenue, Saranac Lake, New York 12983

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ---ONE and no/100 DOLLAR, lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second party its successors and assigns forever,

"ALL THAT CERTAIN PIECE OR PARCEL OF LAND situate, lying and being in the Village of Saranac Lake, Town of Harriestown, County of Franklin, State of New York, being part of Township 21, Great Tract One of Macomb's Purchase and being more particularly bounded and described as follows:

BEGINNING at a point in the easterly bounds of Church Street Extension at a capped rebar marking the southernmost corner of a triangular parcel of land acquired by the People of the State of New York by Notice of Appropriation recorded in the Franklin County Clerk's office on December 1, 1977 in Liber 688 of Deeds at Page 088 and from said point of beginning running thence N 02° 20' 00" W along the easterly line of said parcel for a distance of 24.95 feet to a point on the southerly bounds of Woodruff Street;

THENCE N 57° 30' 51" E along said southerly bounds for a distance of 69.22 feet to the northwesterly corner of the former "Boyce & Roberson" property heretofore conveyed by Anthony B. Gedroiz of 19-25 Elm Street, Inc. by deed dated March 5, 1965 and recorded in the Franklin County Clerk's office on March 9, 1965 in Liber 425 of Deeds at Page 280;

THENCE N 57° 30' 51" E continuing along the southerly bounds of Woodruff Street for a distance of 264.56 feet to the northeasterly corner of the so-called "Boyce & Roberson" property, said point being marked by a dock spike with a plastic cap set in the asphalt pavement;

THENCE S 32° 30' 26" E along the westerly line of the premises now or formerly owned by David and Therese Martin for a distance of 130.35 feet to an angle point marked by a 5/8 inch rebar with a plastic cap and stones around it;

THENCE S 67° 24' 36" W continuing along said lands of Martin for a distance of 43.18 feet to a point marked by a 3/4 inch iron pipe;

THENCE S 67° 50' 58" W along the northerly line of the premises now or formerly owned by Reiss Properties, Inc. which line passes through the easterly wall of the concrete block, building situated on the premises herein conveyed at a point 0.95 feet north of the

southeasterly corner thereof and also passes through the southerly wall of said building at a point 38.36 feet westerly of the southeasterly corner thereof and continuing on said course a total distance of 103.15 feet to the northwesterly corner of the Reiss Properties, Inc. property which is marked by a 5/8 inch rebar with a plastic cap set flush with the surface of the ground;

THENCE S 67° 03' 57" W along the northerly line of premises now or formerly owned by Delahant and along premises now or formerly owned by Forth for a distance of 131.69 feet to the southwesterly corner of the "Boyce and Roberson" property, said point being marked by a 5/8 inch rebar with a plastic cap set flush with the surface of the ground;

THENCE S 26° 05' 00" E along the westerly line of premises now or formerly owned by Forth for a distance of 20.00 feet to a 5/8 inch rebar with a plastic cap marking the northeasterly corner of premises now or formerly owned by Cecunjanin;

THENCE S 58° 49' 02" W along the northerly line of said premises for a distance of 78.01 feet to a point marked by a 5/8 inch rebar with a plastic cap set on the easterly bounds of Church Street Extension;

THENCE N 26° 53' 55" W along said easterly bounds for a distance of 79.48 feet to the point and place of beginning.

CONTAINING 0.851 acres of land, be the same, more or less.

SUBJECT to any and all rights of others in and to those portions of the above described premises abutting Church Street Extension and Woodruff Street currently used and maintained by the Village of Saranac Lake for sidewalk purposes.

ALSO subject to any and all rights of others in and to the existing power, telephone and TV Cable lines crossing the above described premises.

BEING the same premises conveyed by J. Byron O'Connell to J. Byron O'Connell and Shirley M. O'Connell by deed dated October 16, 1994 and recorded in the Franklin County Clerk's Office on October 20, 1994 in Liber 618 of Deeds at Page 154 and also from Louis E. Wolfe to Louis E. Wolfe and Zena F. Wolfe by deed dated March 18, 1998 and recorded in the Franklin County Clerk's Office on March 18, 1998 in Liber 694 of Deeds at Page 174. J. Byron O'Connell died on August 7, 2000."

A Copy of J. Byron O'Connell's death certificate was recorded in the Franklin County Clerk's Office on May 10, 2002 in Liber 39 at Page 91.

BEING the same remises conveyed by Louis E. Wolfe and Zena F. Wolfe, his wife and Shirley M. O'Connell to Adirondack Surgical Group, LLP by deed dated May 2, 2002 and recorded in the Franklin County Clerk's Office on May 10, 2002 in Liber 800 of Deeds at Page 330.

BEING the same premises conveyed by Adirondack Surgical Group LLP to Charles Wayne Newman by deed dated December 2, 2004 and recorded December 3, 2004 in Liber 870 of Deeds at Page 278 in the Franklin County Clerk's Office.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

AND said party of the first part covenants as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises

SECOND, That said party of the first part will forever Warrant the title to said premises; and

THIRD, That in Compliance with Section 13 of the Lien Law, grantor(s) will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

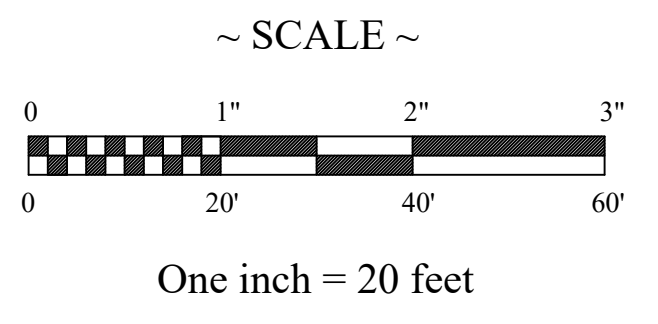
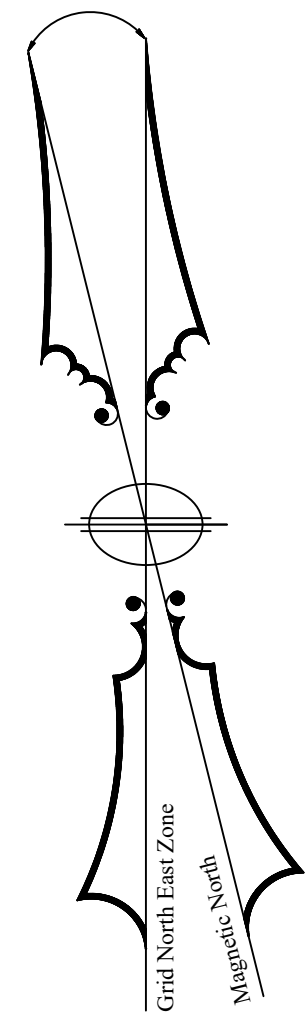
Charles Wayne Newman
CHARLES WAYNE NEWMAN

STATE OF NEW YORK)
) SS.
COUNTY OF FRANKLIN)

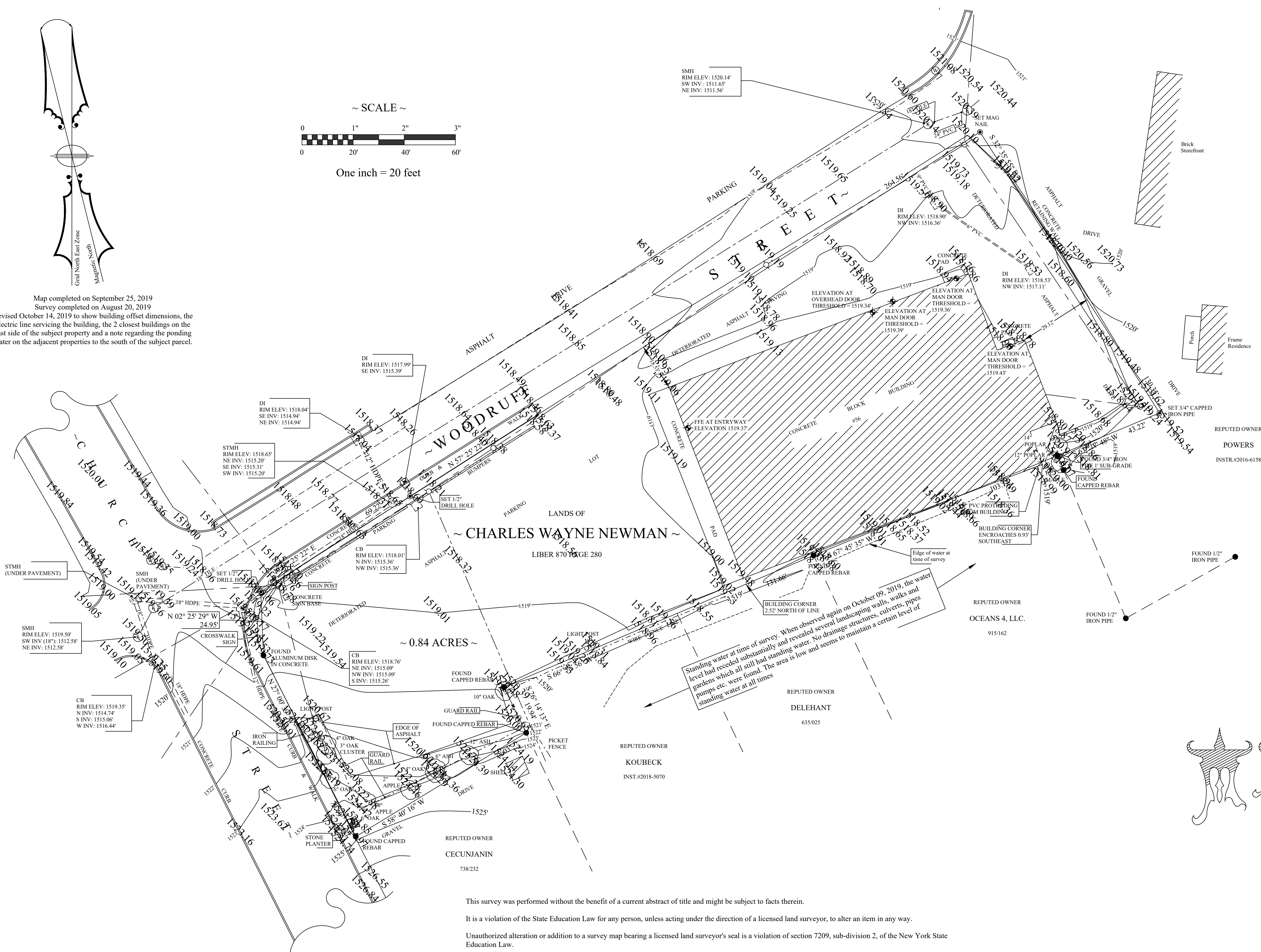
On this 19th day of August, 2019 before me, CHARLES WAYNE NEWMAN personally appeared, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Robert E. White
Notary Public

ROBERT E. WHITE
Notary Public - State of New York
Qualified in Franklin County
No. 02WH465168
My Commission Expires July 31, 2021



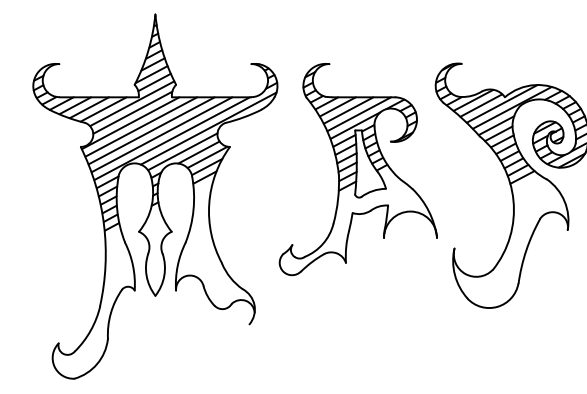
Map completed on September 25, 2019
Survey completed on August 20, 2019
Revised October 14, 2019 to show building offset dimensions, the electric line servicing the building, the 2 closest buildings on the east side of the subject property and a note regarding the ponding water on the adjacent properties to the south of the subject parcel.



LEGEND	
Sanitary manhole	
Storm manhole	
Catch basin	
Round catch basin	
Utility pole	
Utility pole with light	
Light Post	
Bollard	
Guy anchor	
Water valve	
Hydrant	
Traffic sign	
Mailbox	
Telephone manhole	
Sanitary sewer line	
Storm sewer line	
Water line	
Overhead utility line	

MAP REFERENCES:
"MAP SHOWING SURVEY OF PROPERTY FOR ADIRONDACK SURGICAL GROUP, LLP," by Glenn D. Odone, Land Surveyor, dated April 22, 2002.

Standing water at time of survey. When observed again on October 09, 2019, the water level had receded substantially and revealed several landscaping walls, walks and gardens which all still had standing water. No drainage structures, culverts, pipes pumps etc. were found. The area is low and seems to maintain a certain level of standing water at all times



SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY

FOR

~ PENDRAGON THEATRE ~

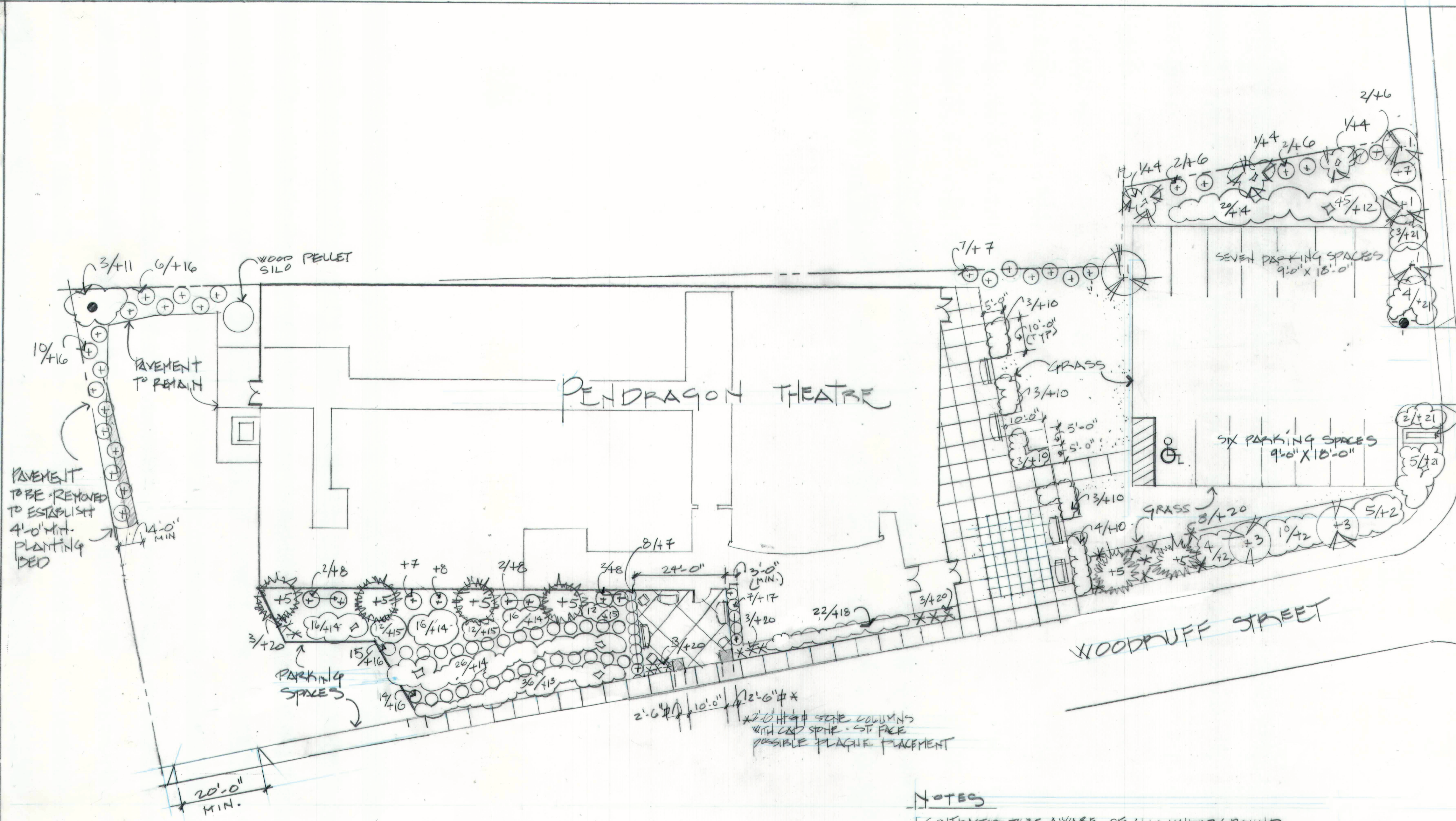
Situate in
VILLAGE OF SARANAC LAKE
TOWN OF HARRIETSTOWN
COUNTY OF FRANKLIN
STATE OF NEW YORK

NOTES:
Contour interval= 1 foot
Elevation datum: NAD 83

All underground waterlines, sanitary sewer lines and storm sewer lines were located as marked out, with paint lines on the ground, by their respective authorities.

This survey was performed without the benefit of a current abstract of title and might be subject to facts therein.
It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way.
Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion.
Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
Only title surveys bearing the makers embossed seal should be relied upon since other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, additions, and changes.
Copyright 2019 Leifheit Land Surveying All Rights Reserved
The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
The certifications herein are not transferable.
The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

~ LEIFHEIT LAND SURVEYING ~
6581 NYS ROUTE 86 JAY NEW YORK 12941
BLUELINESURVEYING@GMAIL.COM
OFFICE: 518-327-3476 CELL: 716-598-0927
SUCCESSOR TO LEIFHEIT LAND SURVEYING, PLLC.

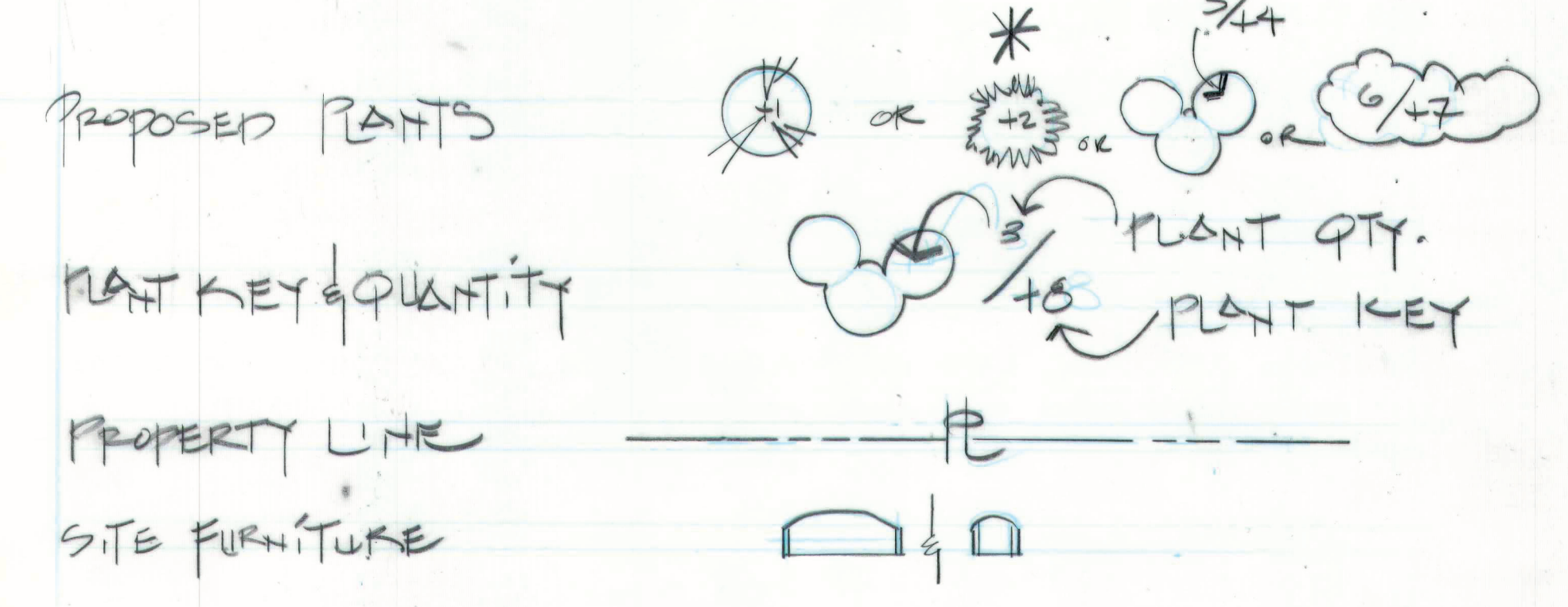


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
1	CRATAEGUS 'CRU-GALLI' V. 'INERMIS'	THORNLESS HAWTHORN	2' CAL.	4
* 2	RHUS AROMATICA 'GRO-LOW'	CROW LOW FRAGRANT SUMAC	#3	19
* 3	CRATAEGUS 'CRU-GALLI'	THORNLESS HAWTHORN	2' CAL.	2
4	PEUTILA NIGRA 'HERITAGE' CLUMP	CLUMP RIVER BIRCH	10-12' HT.	3
5	PINUS STROBUS 'FASTIGIATA'	UPRIGHT WHITE PINE	8'-0' HT.	6
6	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	4'-0' HT.	6
7	ILEX VERTICILLATA 'JIM DANDY'	MALE 'JIM DANDY' WINTERBERRY	5 GAL.	1
8	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	4'-0' HT.	7
9	VIBURNUM CHICAGO LUSTRE	CHICAGO LUSTRE VIBURNUM	7 GAL.	1
10	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	36" HT.	16
11	EUTROCHIUM DUBIUM 'LITTLE JOE'	LITTLE JOE RYE WEED	2 GAL.	10
12	MONARDA 'GARDEN VIEW SCARLET'	GARDEN VIEW SCARLET BEE BALM	1 GAL.	45
13	NEPETA 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	36
14	ANETHUM 'BLUE FORTUNE'	ANISE HYSSOP	1 GAL.	46
15	RYNANTHEMUM MITHICUM	SHARP TOOTHED MOUNTAIN MITT	1 GAL.	32
16	HYLOTELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STEPHANOCROP	1 GAL.	29
17	ECHINOPS BANNATICUS	BLUE GLOBE THISTLE	1 GAL.	15
18	CORCOPHIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKWEED	1 GAL.	22
19	Panicum Virgatum 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	2 GAL.	16
20	Calamagrostis 'KARL FOERSTER'	KARL FOERSTER REED GRASS	2 GAL.	17
21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	2 GAL.	14

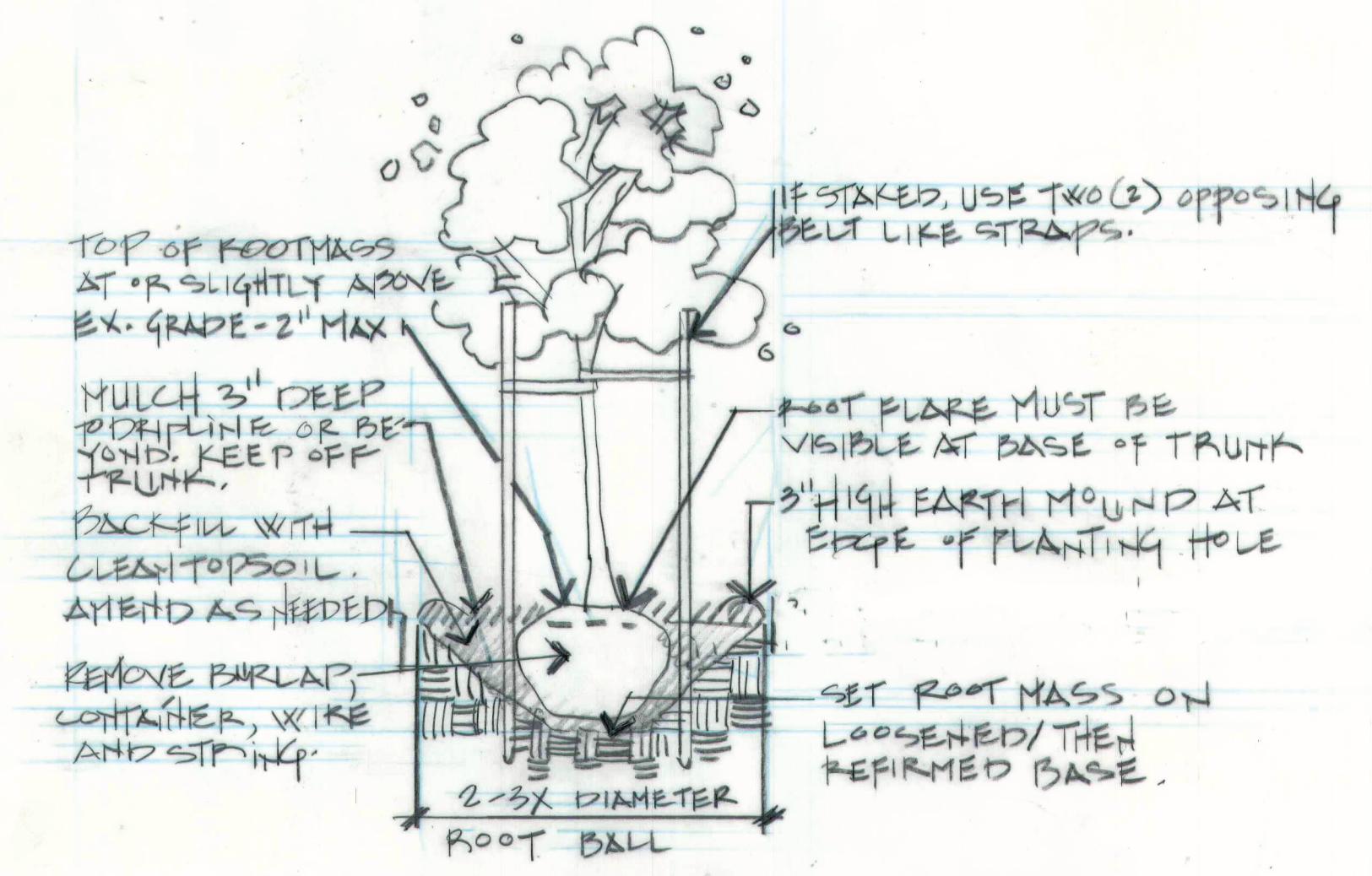
* - PLANTS BY OTHERS

LEGEND



TREE PLANTING DETAIL

NOT TO SCALE



NOTES

1. CONTRACTOR TO BE AWARE OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING ANY WORK.
2. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS, UTILITIES, DIMENSIONS, DETAIL AND OTHER REQUIREMENTS WITH ACTUAL CONDITIONS. CONTRACTOR TO NOTE DISCREPANCIES, IF ANY, PRIOR TO COMMENCEMENT OF WORK.
3. ALL WORK TO BE DONE IN CONFORMANCE WITH ALL REQUIREMENT OF NYS, VILLAGE OF SARANAC LAKE, AND ANY OTHER AGENCIES HAVING JURISDICTION.
4. CONTRACTOR SHALL NOTIFY OWNER, OR THEIR AGENT OF ANY ALTERATIONS TO PROPOSED WORK & RECEIVE AUTHORIZATION PRIOR TO CONTINUATION OF WORK.

CHRISTOPHER COHAN
LANDSCAPE ARCHITECT
A.S. LA.A.
11 RIDGELAND MANOR
RYE, N.Y. 10580
914.967.4485 • www.chriscohan.com

Project Title: **PENDRAGON THEATRE**
EG WOODRUFF, SARANAC LAKE

Drawing Title: **LANDSCAPE PLAN**

Project No.:	Drawn By: C. COHAN	Date: 3-17-23
Issue:	Scale: 1/8" = 1'-0"	Drawing No.:

Project

Pendragon Theatre

56 Woodruff St
Saranac Lake, NY 12983

Theater Consultant:

Don Hirsch Design Studio, LLC
95 Upper Barnett Hill
Montpelier, VT 05602
tel. 802.233.9623
donhirschstudio.com

Acoustician and A/V Designer:

Acentech
33 Moulton Street
Cambridge, Massachusetts 02138
tel. 617 499-8000
www.acentech.com

Structural & Civil Engineer:

SRA Engineers
Evergreen Professional Park
453 Dixon Road, Ste. 7, Bldg. 3
Queensbury, NY 12804

M.E.P. Engineer:

M/E Engineering, P.C.
433 State Street, Suite 410
Schenectady, New York 12305
tel. 518-533-2171
meengineering.com

Asbestos & Hazmat Testing:

Ambient Environmental, Inc.
828 Washington Avenue
Albany, New York 12203-1622
tel. 518-482-0704
ambient-env.com

Estimator:

Trophy Point, LLC
4588 South Park Avenue
Blasdell, New York 14219
tel. 716 823-0066
trophypoint.com

Revisions		
No.	Description	Date

Seal:

**SD ESTIMATE
SET - NOT FOR
CONSTRUCTION**

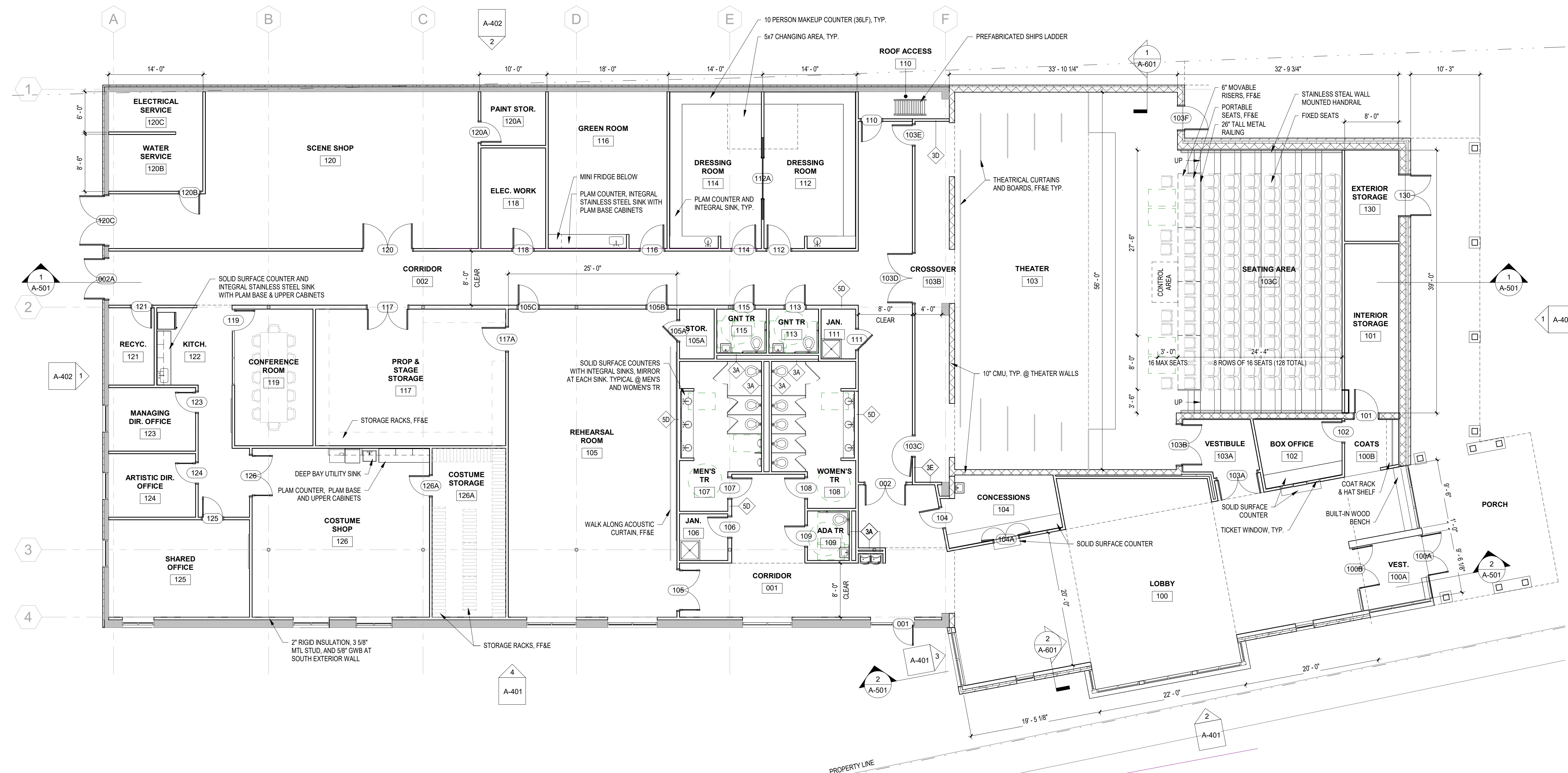
Date:	JMZ Project No.
4 August 2023	1716
Checked By:	Checker

GROUND FLOOR PLAN

A-101

GENERAL NOTES:

- ALL PARTITIONS TO BE TYPE 30 UNLESS NOTED OTHERWISE.
- ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE U.N.O.
- REFER TO A-002 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
- REFER TO 1/4" PLANS FOR ADDITIONAL DIMENSIONS AND PARTITION TYPES.
- REFER TO CODE CONFORMANCE PLANS (A-003) FOR LOCATIONS OF FIRE-RATED WALLS.
- DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, FACE OF STOREFRONT OR CURTAIN WALL, OR CENTERLINE OF STEEL UNLESS NOTED OTHERWISE.
- REFER TO MEP DRAWINGS FOR SIZES AND LOCATIONS OF HOUSEKEEPING PADS.
- PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD FROM 6" TO 8'-6" A.F.F. FOR MOUNTING EQUIPMENT IN LOCATIONS INDICATED WITH _____.
- DOORS ARE 6" FROM NEAREST WALL UNLESS INDICATED OTHERWISE.
- REFER TO 1/4" PLANS AND INTERIOR ELEVATIONS FOR PLUMBING FIXTURE LOCATIONS.
- REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.



1 GROUND FLOOR PLAN
1/8" = 1'-0"

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Saranac Lake, NY 12983

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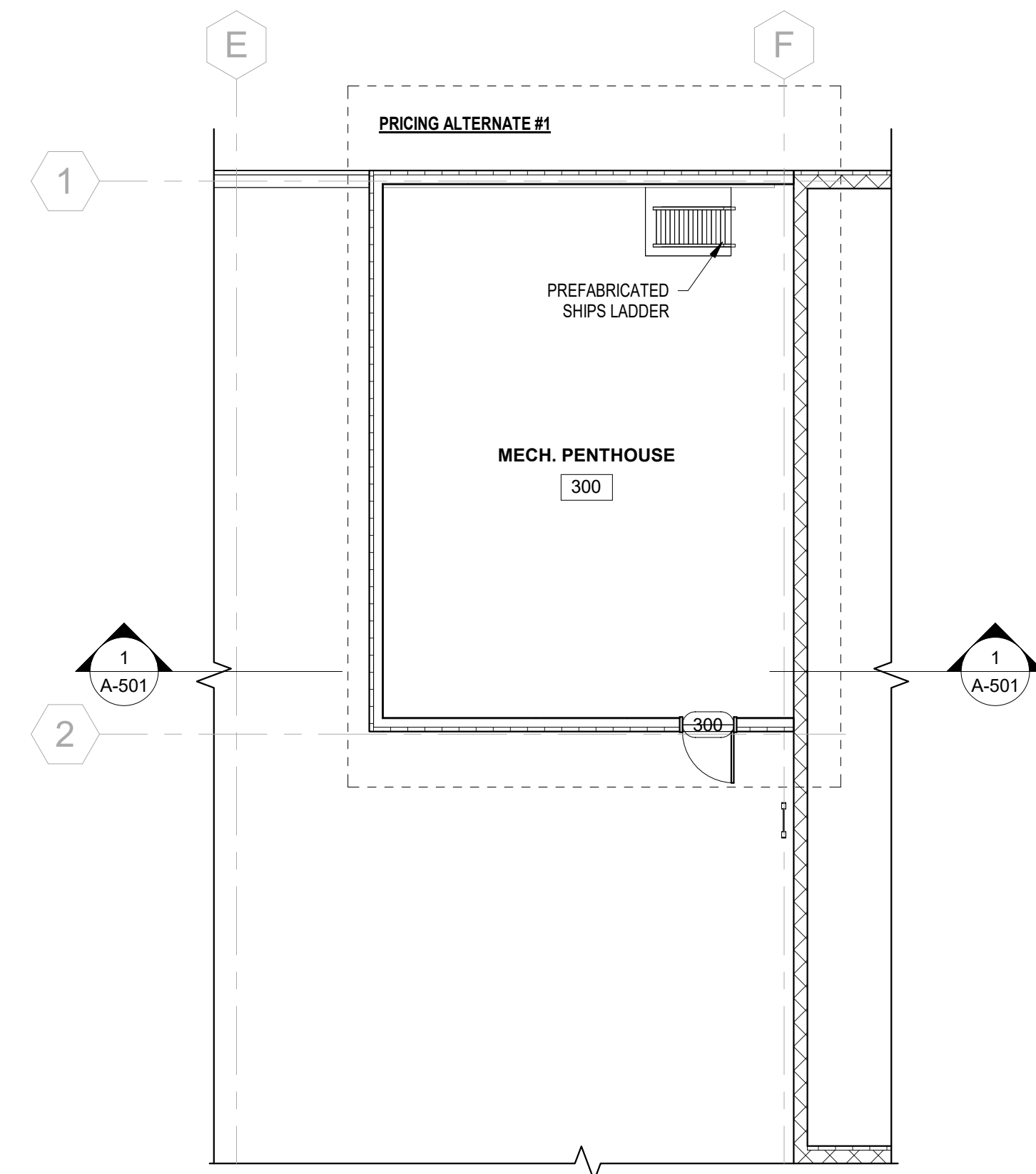
Date: 4 August 2023	JMZ Project No. 1716
Checked By: Checker	

**CONTROL
BOOTH &
MECHCANICAL
PENTHOUSE
FLOOR PLAN**

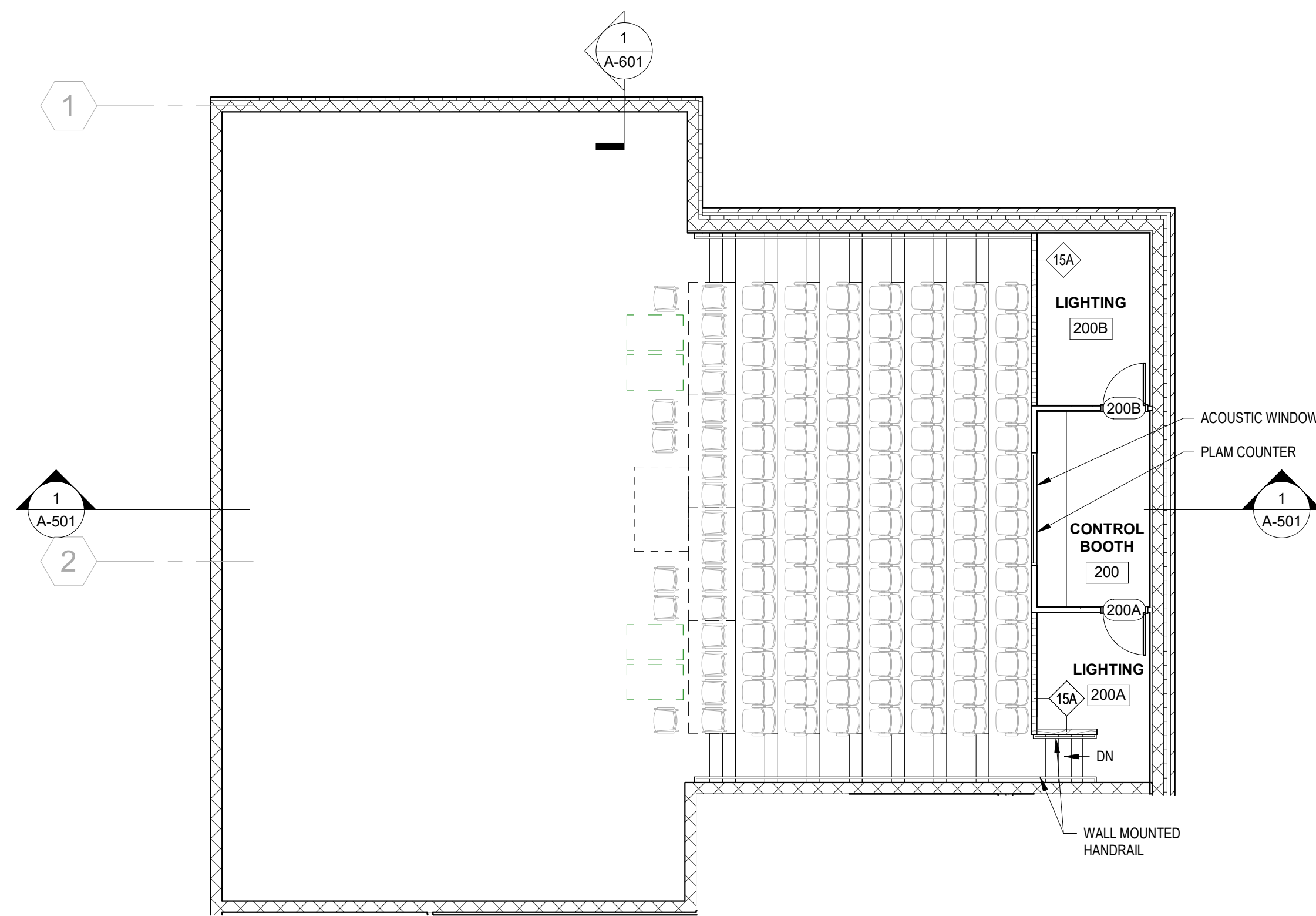
A-102

GENERAL NOTES:

1. ALL PARTITIONS TO BE TYPE 30' UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS TO GO TO UNDERSIDE OF STRUCTURE ABOVE U.N.O.
3. REFER TO A-002 FOR PARTITION TYPES AND TYPICAL WALL CONDITIONS.
4. REFER TO 1/4" PLANS FOR ADDITIONAL DIMENSIONS AND PARTITION TYPES.
5. REFER TO CODE CONFORMANCE PLANS (A-003) FOR LOCATIONS OF FIRE-RATED WALLS.
6. DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, FACE OF STOREFRONT OR CURTAIN WALL, OR CENTERLINE OF STEEL, UNLESS NOTED OTHERWISE.
7. REFER TO MEP DRAWINGS FOR SIZES AND LOCATIONS OF HOUSEKEEPING PADS.
8. PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD FROM 6" TO 8'-6" A.F.F. FOR MOUNTING EQUIPMENT IN LOCATIONS INDICATED WITH _____.
9. DOORS ARE 6" FROM NEAREST WALL UNLESS INDICATED OTHERWISE.
10. REFER TO 1/4" PLANS AND INTERIOR ELEVATIONS FOR PLUMBING FIXTURE LOCATIONS.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.



② PENTHOUSE LEVEL - PRICING ALTERNATE #1
1/8" = 1'-0"



① CONTROL BOOTH LEVEL
1/8" = 1'-0"

Project

Pendragon Theatre

56 Woodruff St
Saranac Lake, NY 12983

Theater Consultant:

Don Hirsch Design Studio, LLC
95 Upper Barnett Hill
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No.	Description	Date

Seal:

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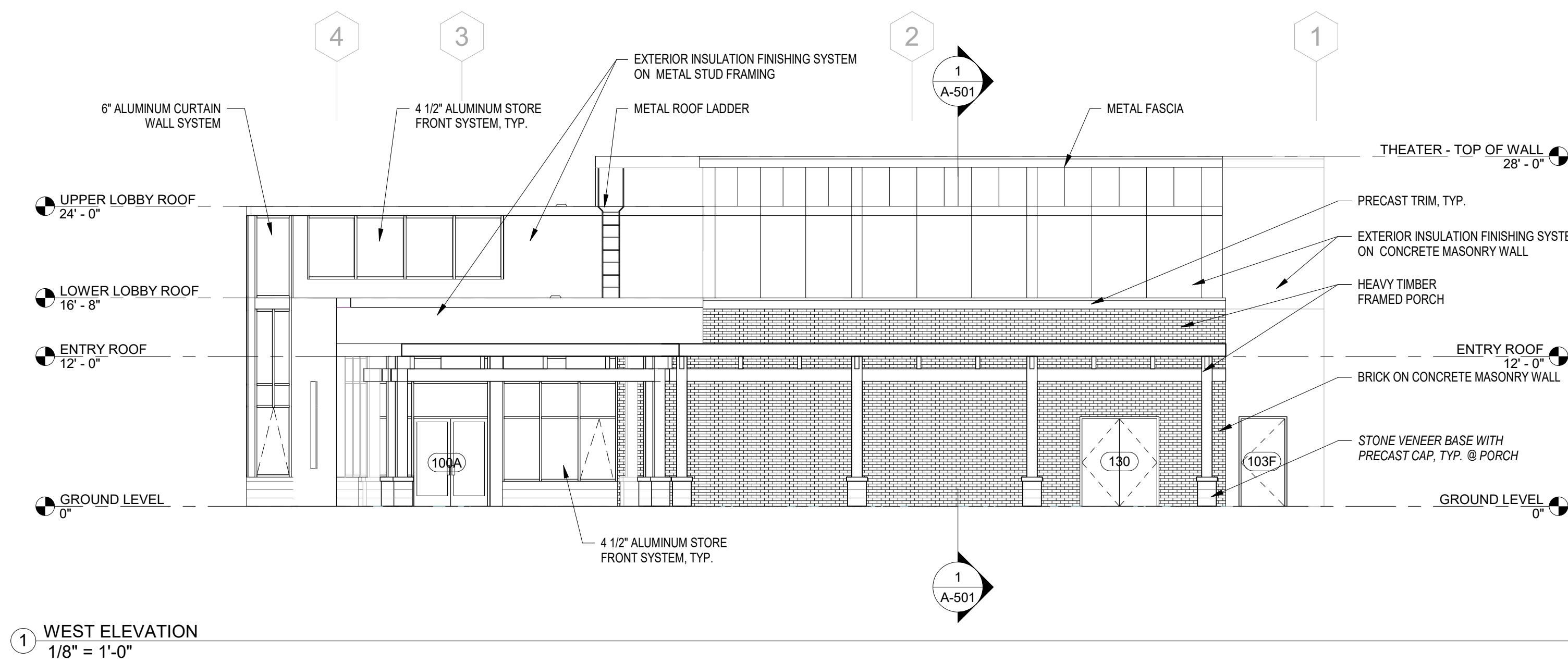
Date: 4 August 2023	JMZ Project No. 1716
Checked By: Checker	

**BUILDING
ELEVATIONS**

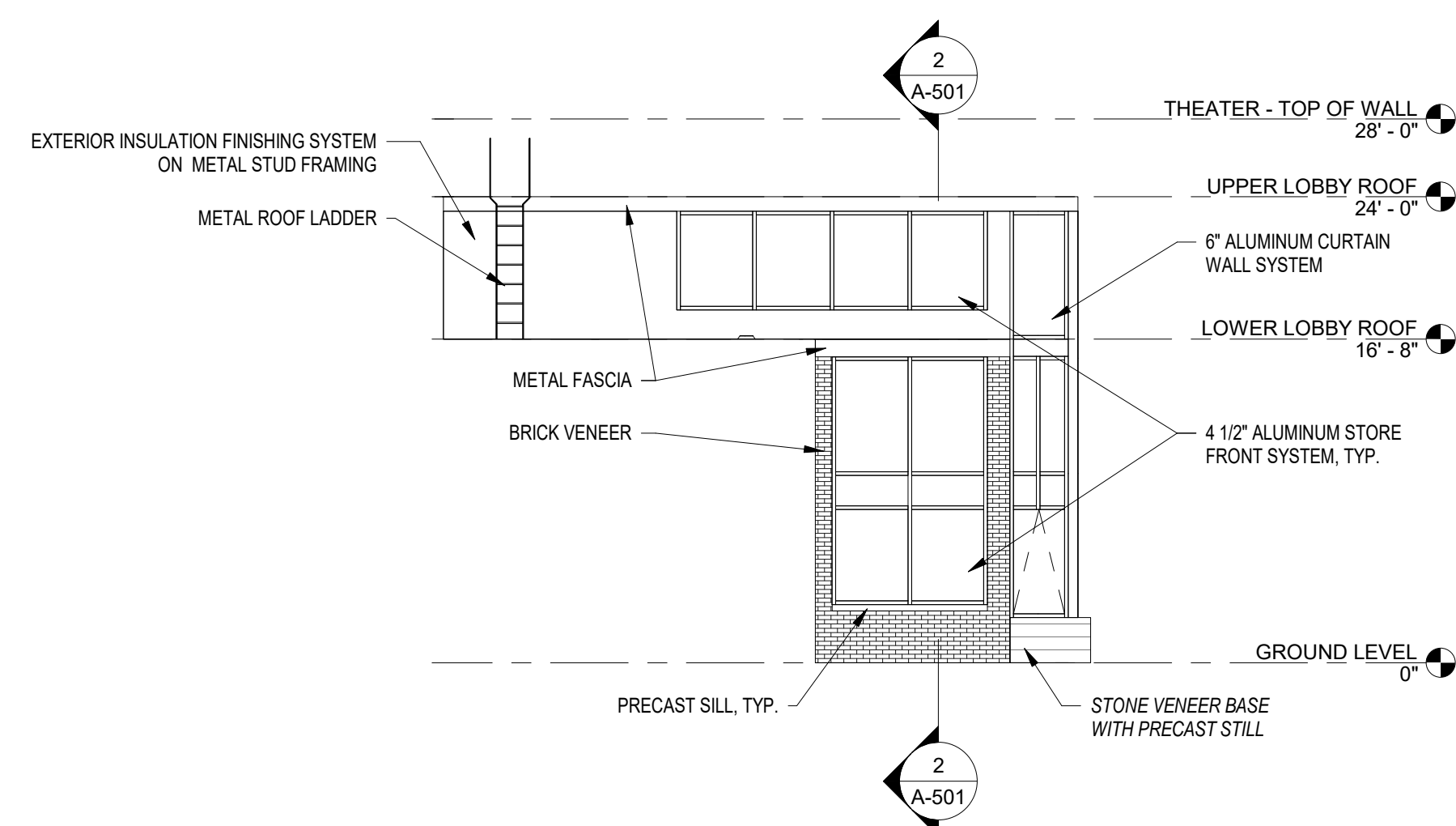
A-401

ELEVATION NOTES:

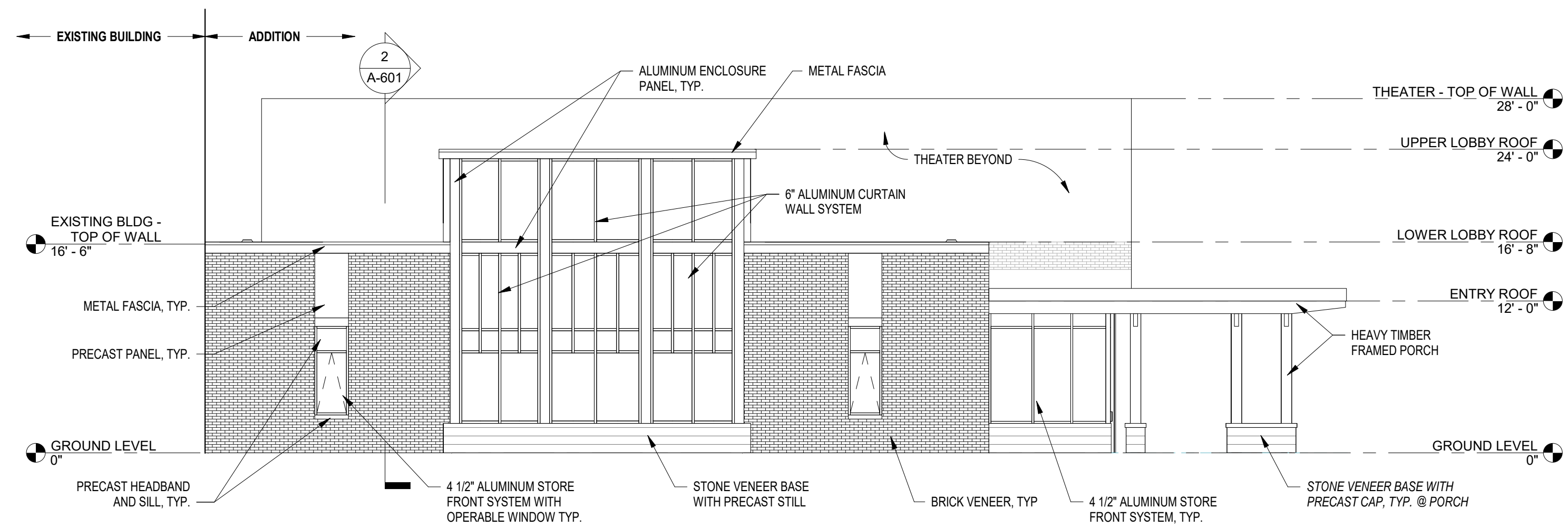
1. ALL MASONRY INSIDE CORNERS TO HAVE CONTROL JOINT (CJ).
2. UNLESS NOTED OTHERWISE ALIGN JOINTS OF WALL PANELS WITH ALUMINUM SYSTEM MULLION COVERS.
3. UNLESS NOTED OTHERWISE ALIGN PRECAST BAND JOINTS WITH EDGE OF WINDOW OPENINGS, MULLIONS OR METAL WALL PANEL JOINTS. IN OTHER AREAS NOT DEFINED PROVIDE EQUALLY SPACED JOINTS.
4. AT ALL SURFACE MOUNTED ITEMS ON STONE FACE, PROVIDE SMOOTH STONE SURFACE. SMOOTH SURFACE TO EXTEND 4" BEYOND MOUNTED ITEM.



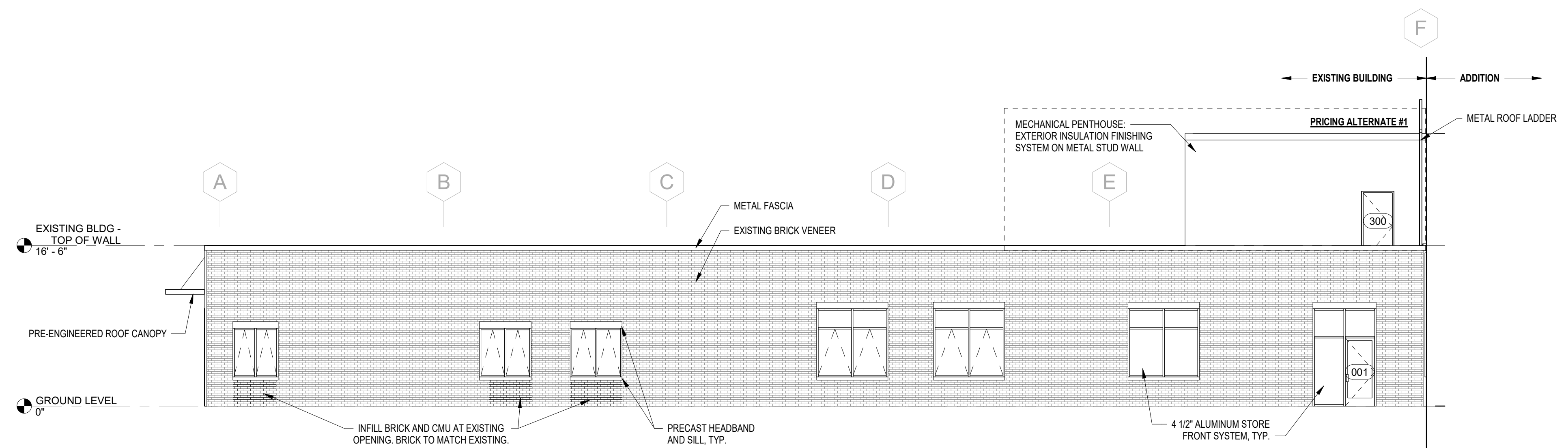
1 WEST ELEVATION
1/8" = 1'-0"



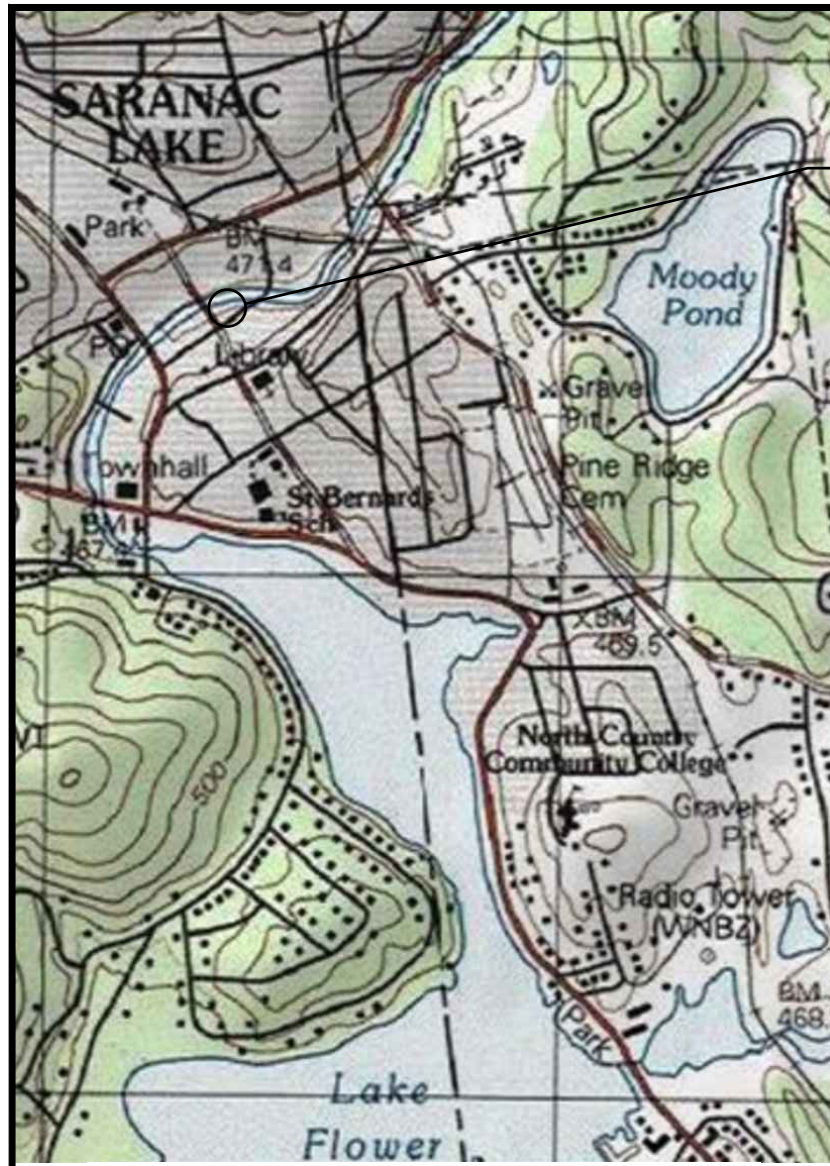
3 EAST ELEVATION @ LOBBY ADDITION
1/8" = 1'-0"



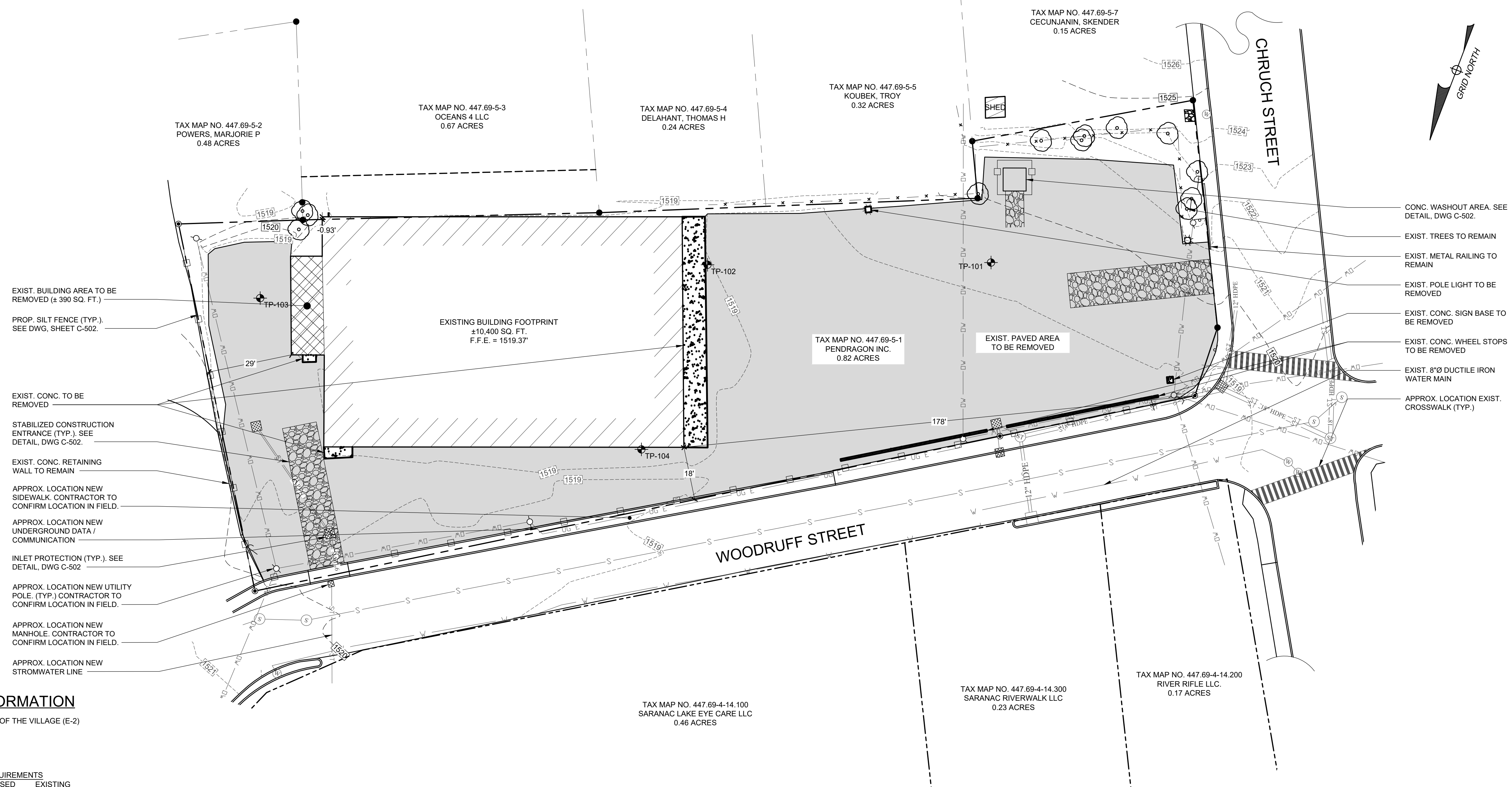
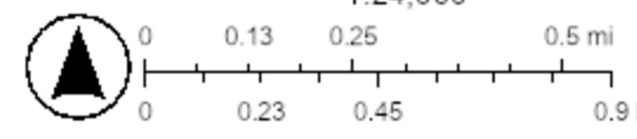
2 NORTH ELEVATION @ LOBBY ADDITION
1/8" = 1'-0"



4 NORTH ELEVATION @ EXISTING BUILDING
1/8" = 1'-0"



PROJECT LOCATION



- EXIST. BUILDING AREA TO BE REMOVED (± 390 SQ. FT.)
- PROP. SILT FENCE (TYP.) SEE DWG. SHEET C-502.
- EXIST. CONC. TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE (TYP.) SEE DETAIL, DWG C-502.
- EXIST. CONC. RETAINING WALL TO REMAIN
- APPROX. LOCATION NEW SIDEWALK. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW UNDERGROUND DATA / COMMUNICATION
- INLET PROTECTION (TYP.) SEE DETAIL, DWG C-502
- APPROX. LOCATION NEW UTILITY POLE. (TYP.) CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW MANHOLE. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW STORMWATER LINE

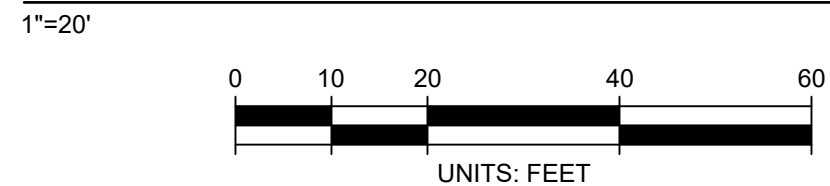
- CONC. WASHOUT AREA. SEE DETAIL, DWG C-502.
- EXIST. TREES TO REMAIN
- EXIST. METAL RAILING TO REMAIN
- EXIST. POLE LIGHT TO BE REMOVED
- EXIST. CONC. SIGN BASE TO BE REMOVED
- EXIST. CONC. WHEEL STOPS TO BE REMOVED
- EXIST. 8"Ø DUCTILE IRON WATER MAIN
- APPROX. LOCATION EXIST. CROSSWALK (TYP.)

SITE STATISTICS / ZONING INFORMATION

ZONING CLASSIFICATION: PRINCIPAL COMMERCIAL DISTRICT OF THE VILLAGE (E-2)
 TAX MAP NO. 447.69-5-1
 LOT SIZE: 0.82 ACRES
 EXISTING BUILDING AREA: ±10,400 SQ. FT.
 PROPOSED BUILDING AREA: ±15,730 SQ. FT.

DIMENSION	SETBACK REQUIREMENTS		
	REQUIRED	PROPOSED	EXISTING
FRONT [N] (MANDATORY)	0 FT.	±4 FT.	±18 FT.
FRONT [E] (MANDATORY)	0 FT.	±91 FT.	±178 FT.
SIDE YARD [W]	0 FT.	±34 FT.	±29 FT.
REAR YARD [S]	0 FT.	±(-)0.93 FT.	±(-)0.93 FT.
BUILDING HEIGHT	MIN 24' & 2 STORIES	±28 FT.	±17 FT.
BUILDING HEIGHT [MAX]	DETERMINED DURING SITE PLAN REVIEW		
LOT COVERAGE	DETERMINED DURING SITE PLAN REVIEW		

EXISTING CONDITION & REMOVALS PLAN



GENERAL NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS AND VERIFY GRADES AND ELEVATIONS. AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL STRIP ALL TOPSOIL IN AREAS TO BE RE-GRADED AND STOCKPILED FOR LATER USE.
- THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS SUCH THAT INTERFERENCE WITH OR DAMAGE TO EXISTING UTILITIES IS PREVENTED. THE CONTRACTOR SHALL COORDINATE WITH "DIG-SAFE" TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING EXCAVATION WORK. IF THE CONTRACTOR DAMAGES AN EXISTING UTILITY, HE SHALL COMMENCE WORK TO REPAIR THAT SERVICE IMMEDIATELY AND ALL COSTS ASSOCIATED WITH SUCH REPAIR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE DURATION OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.

SURVEY NOTES

- BASE MAPPING DEVELOPED FROM SURVEY DATA FROM "SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY FOR PENDRAGON THEATRE SITUATED IN VILLAGE OF SARANAC LAKE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN, STATE OF NEW YORK" BY LEIFHEIT LAND SURVEYING, DATED 9/25/2019.
- REFER TO ORIGINAL SURVEY FOR ADDITIONAL NOTES.

LEGEND

- [364] --- EXIST. MINOR CONT.
- [365] --- EXIST. MAJOR CONT.
- [367] --- PROP. CONTOUR
- PROPERTY LINE
- S --- SEWER LINE
- W --- WATER LINE
- ST --- STORM WATER LINE
- DW --- DW --- OVERHEAD UTILITY WIRE
- UG E --- UNDERGROUND ELECTRICAL
- X --- PICKET FENCE
- ⊙ WATER SHUT OFF VALVE
- ⊙ SANITARY SEWER MAN HOLE
- ⊙ STORM WATER MANHOLE
- SPOT ELEVATION
- CONCRETE SURFACE
- ASPHALT SURFACE
- PERVIOUS PAVEMENT

JMZ architects | planners
 190 Glen Street | P.O. Box 725
 Glens Falls, NY 12801
 518-793-0786 | JMZarchitects.com

Project
Pendragon Theatre

56 Woodruff St.
 Saranac Lake, NY 12938

Theater Consultant:
 Don Hirsch Design Studio, LLC
 95 Upper Barnett Hill
 Montpelier, VT 05602
 tel. 802.233.9623
 donhirschstudio.com

Acoustician and A/V Designer:
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Estimator:
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 tel. 716 823-0066
 trophypoint.com

Revisions		
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Seal:

Date: 12 March 2024
 Checked By: ES
 JMZ Project No. 1716

EXISTING CONDITIONS SITE PLAN

C-100

Project

Pendragon Theatre

56 Woodruff St.
Saranac Lake, NY 12938

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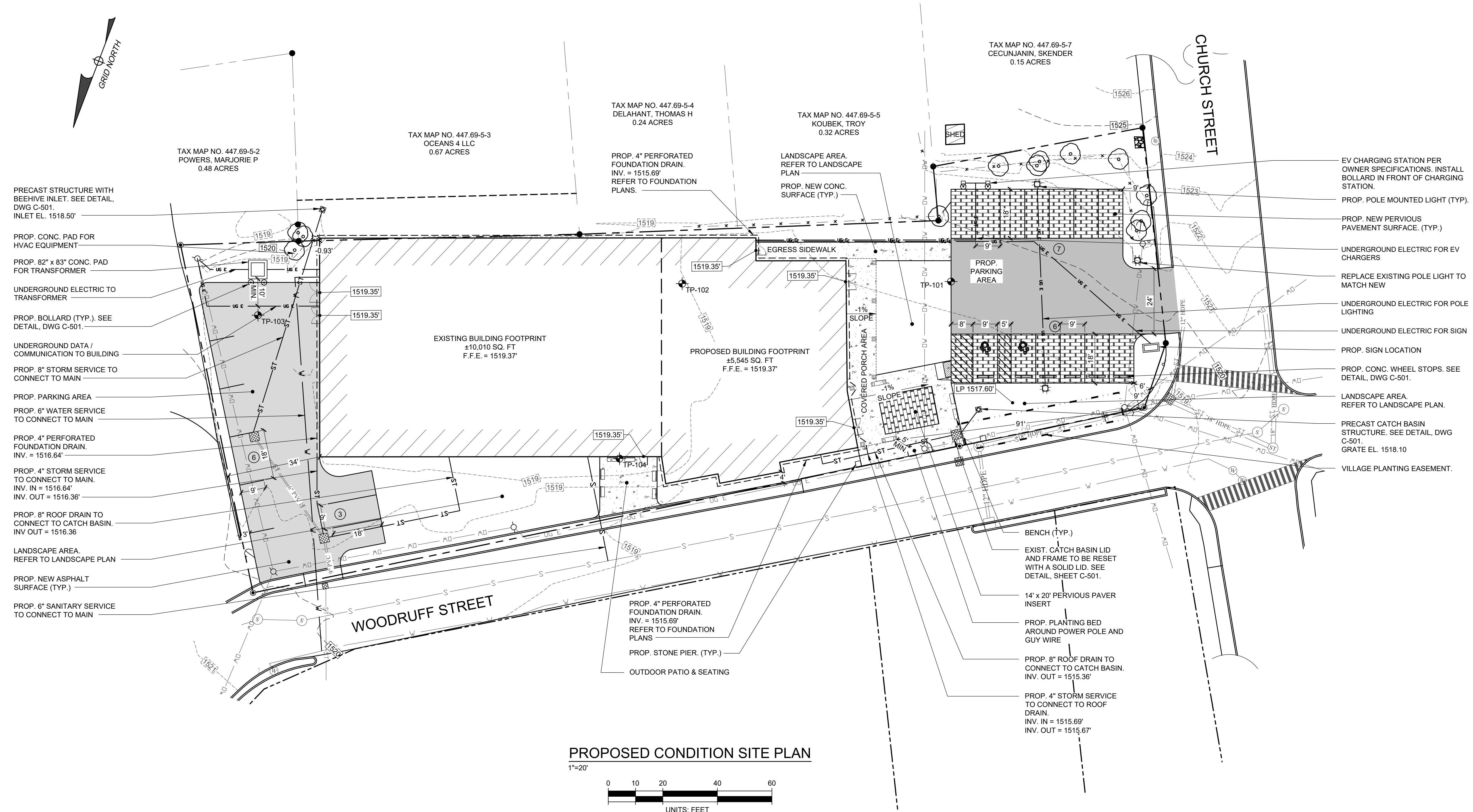
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JMZ Project No. 1716

PROPOSED CONDITIONS SITE PLAN

C-101



PROPOSED CONDITION SITE PLAN
1"=20'
0 10 20 40 60
UNITS: FEET

LEGEND

- [364] --- EXIST. MINOR CONT.
- [365] --- EXIST. MAJOR CONT.
- [363] --- PROP. CONTOUR
- --- PROPERTY LINE
- S --- SEWER LINE
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- UG E --- UNDERGROUND ELECTRICAL
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- ⊙ --- SANITARY SEWER MAN HOLE
- ⊙ --- STORM WATER MANHOLE
- --- SPOT ELEVATION
- [] --- CONCRETE SURFACE
- [] --- ASPHALT SURFACE
- [] --- PERVIOUS PAVEMENT

PRECIPITATION STRUCTURE WITH BEEHIVE INLET. SEE DETAIL, DWG C-501. INLET EL. 1518.50'

PROP. CONC. PAD FOR HVAC EQUIPMENT

PROP. 82" x 83" CONC. PAD FOR TRANSFORMER

UNDERGROUND ELECTRIC TO TRANSFORMER

PROP. BOLLARD (TYP.). SEE DETAIL, DWG C-501.

UNDERGROUND DATA / COMMUNICATION TO BUILDING

PROP. 8" STORM SERVICE TO CONNECT TO MAIN

PROP. PARKING AREA

PROP. 6" WATER SERVICE TO CONNECT TO MAIN

PROP. 4" PERFORATED FOUNDATION DRAIN. INV. = 1516.64'

PROP. 4" STORM SERVICE TO CONNECT TO MAIN. INV. IN = 1516.64' INV. OUT = 1516.36'

PROP. 8" ROOF DRAIN TO CONNECT TO CATCH BASIN. INV. OUT = 1516.36'

LANDSCAPE AREA. REFER TO LANDSCAPE PLAN

PROP. NEW ASPHALT SURFACE (TYP.)

PROP. 6" SANITARY SERVICE TO CONNECT TO MAIN

EXISTING BUILDING FOOTPRINT ±10,010 SQ. FT. F.F.E. = 1519.37'

PROPOSED BUILDING FOOTPRINT ±5,545 SQ. FT. F.F.E. = 1519.37'

PROP. 4" PERFORATED FOUNDATION DRAIN. INV. = 1515.69' REFER TO FOUNDATION PLANS.

PROP. STONE PIER. (TYP.)

OUTDOOR PATIO & SEATING

LANDSCAPE AREA. REFER TO LANDSCAPE PLAN

PROP. NEW CONC. SURFACE (TYP.)

EGRESS SIDEWALK

PROP. PARKING AREA

COVERED PORCH AREA

BENCH (TYP.)

EXIST. CATCH BASIN LID AND FRAME TO BE RESET WITH A SOLID LID. SEE DETAIL, SHEET C-501.

14' x 20' PERVIOUS PAVER INSERT

PROP. PLANTING BED AROUND POWER POLE AND GUY WIRE

PROP. 8" ROOF DRAIN TO CONNECT TO CATCH BASIN. INV. OUT = 1515.36'

PROP. 4" STORM SERVICE TO CONNECT TO ROOF DRAIN. INV. IN = 1515.69' INV. OUT = 1515.67'

EV CHARGING STATION PER OWNER SPECIFICATIONS. INSTALL BOLLARD IN FRONT OF CHARGING STATION.

PROP. POLE MOUNTED LIGHT (TYP.)

PROP. NEW PERVIOUS PAVEMENT SURFACE. (TYP.)

UNDERGROUND ELECTRIC FOR EV CHARGERS

REPLACE EXISTING POLE LIGHT TO MATCH NEW

UNDERGROUND ELECTRIC FOR POLE LIGHTING

UNDERGROUND ELECTRIC FOR SIGN

PROP. SIGN LOCATION

PROP. CONC. WHEEL STOPS. SEE DETAIL, DWG C-501.

LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.

PRECIPITATION CATCH BASIN STRUCTURE. SEE DETAIL, DWG C-501. GRATE EL. 1518.10

VILLAGE PLANTING EASEMENT.

Project

Pendragon Theatre

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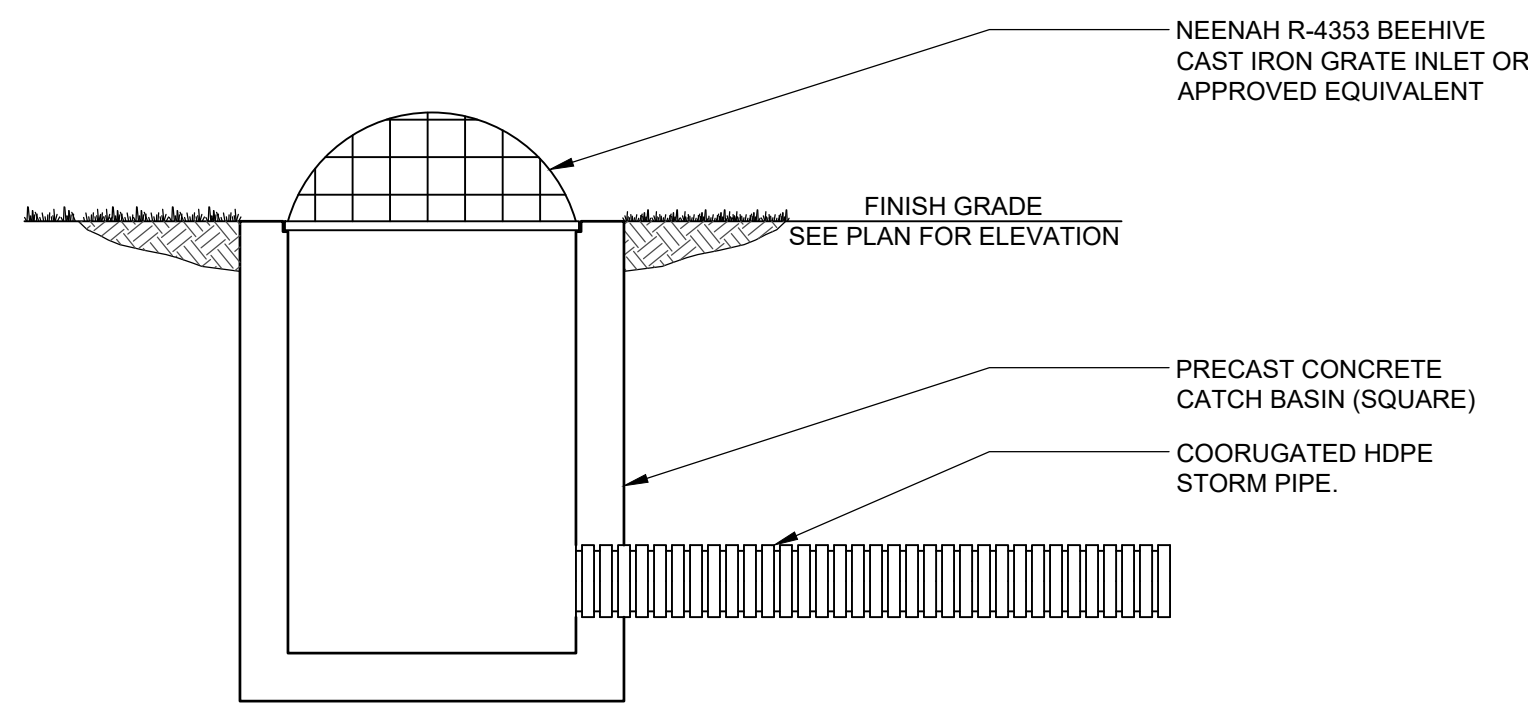
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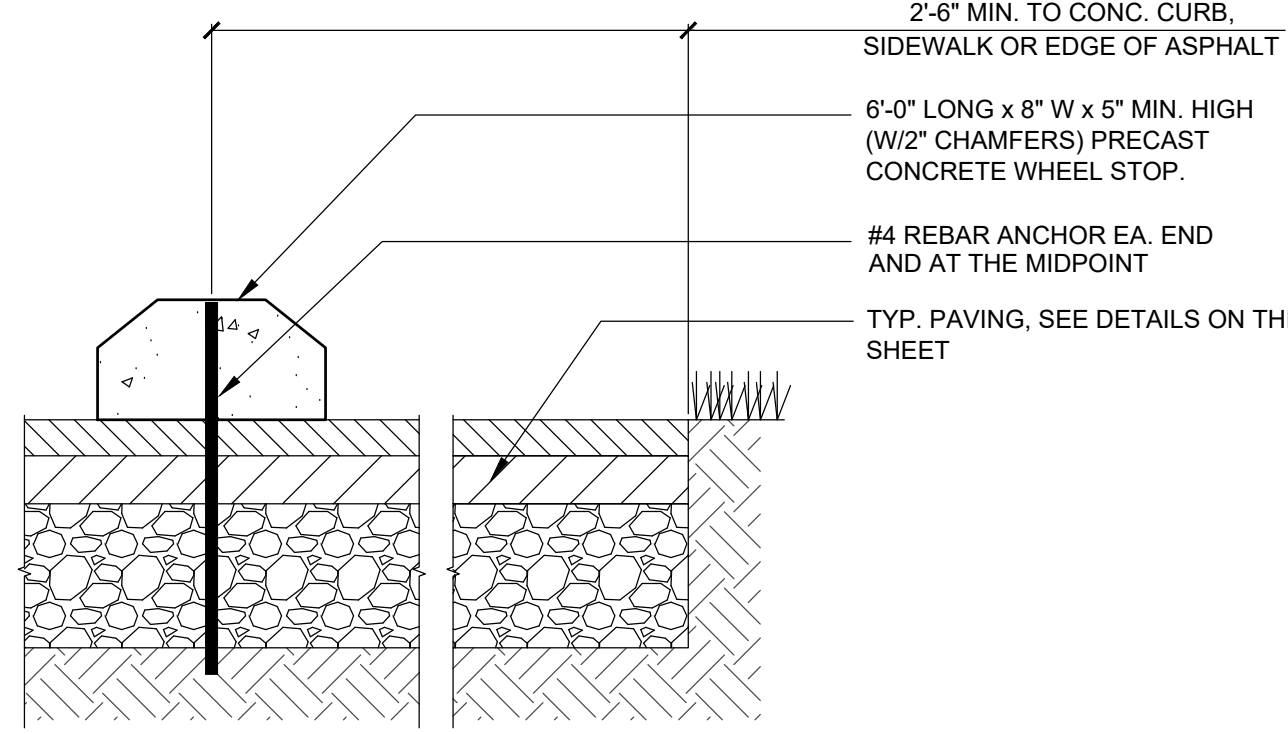
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CIVIL DETAILS

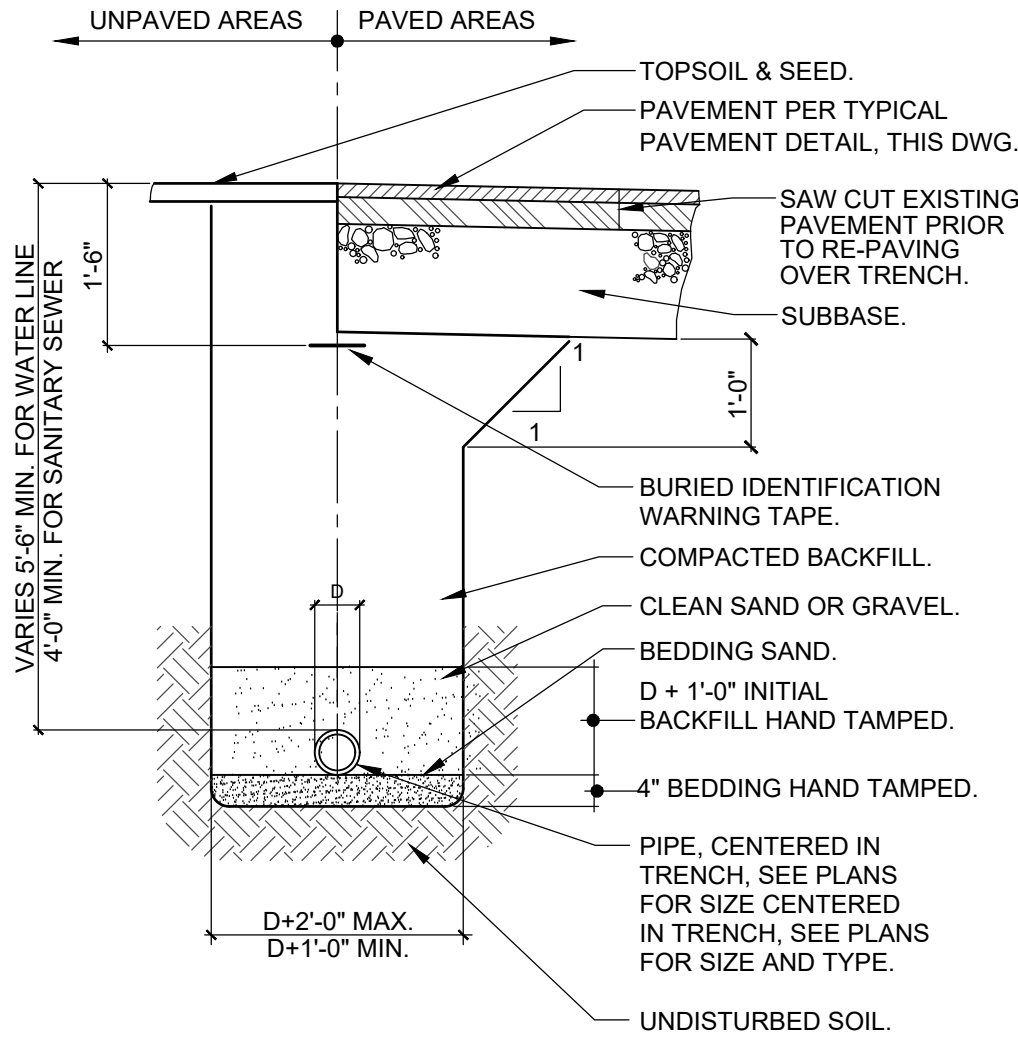
C-501



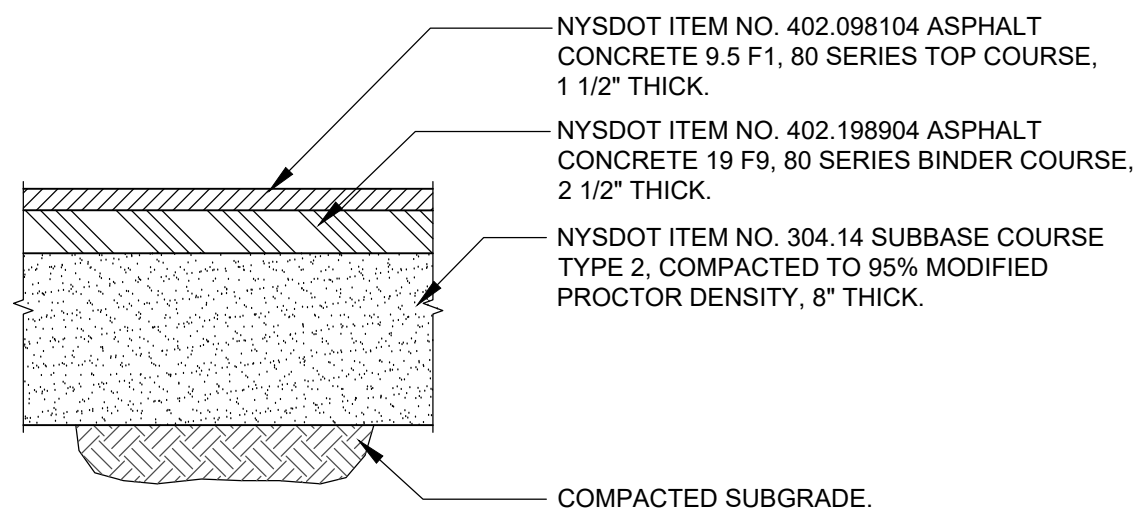
CATCH BASIN WITH BEEHIVE INLET
N.T.S.



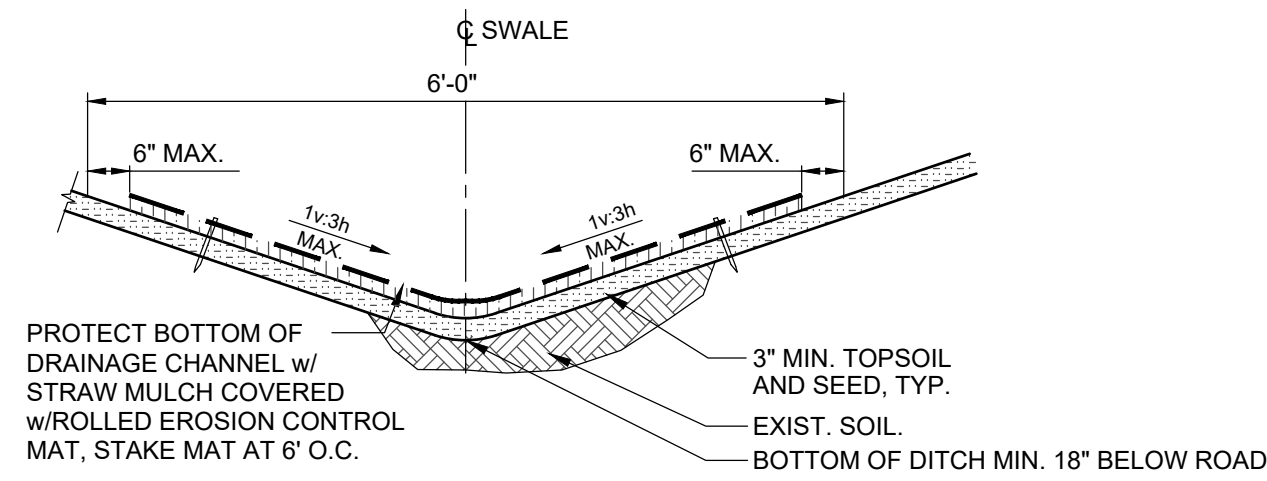
TYPICAL WHEEL STOP DETAIL
N.T.S.



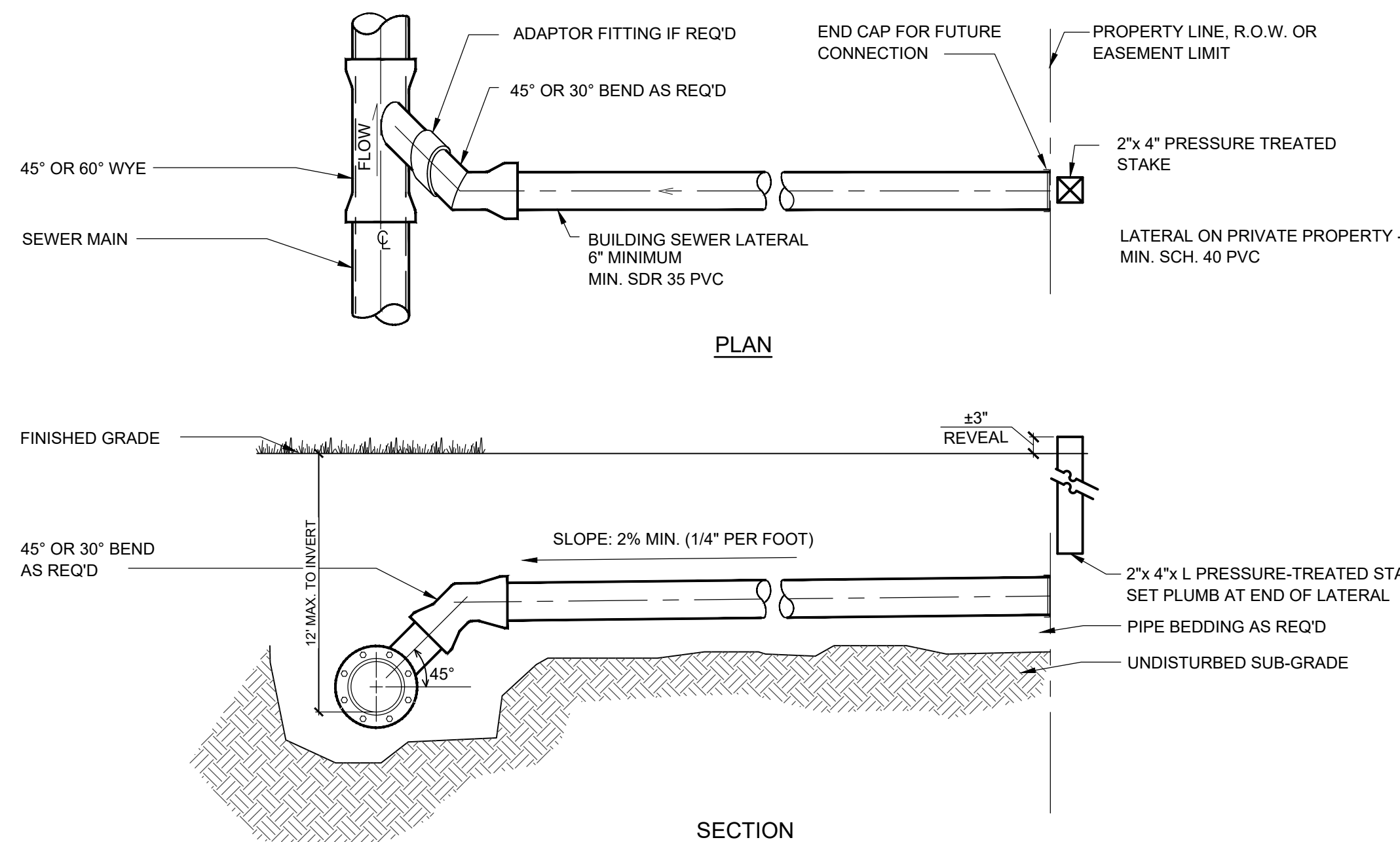
STORM DRAIN, WATER AND SANITARY SEWER TRENCH DETAIL
N.T.S.



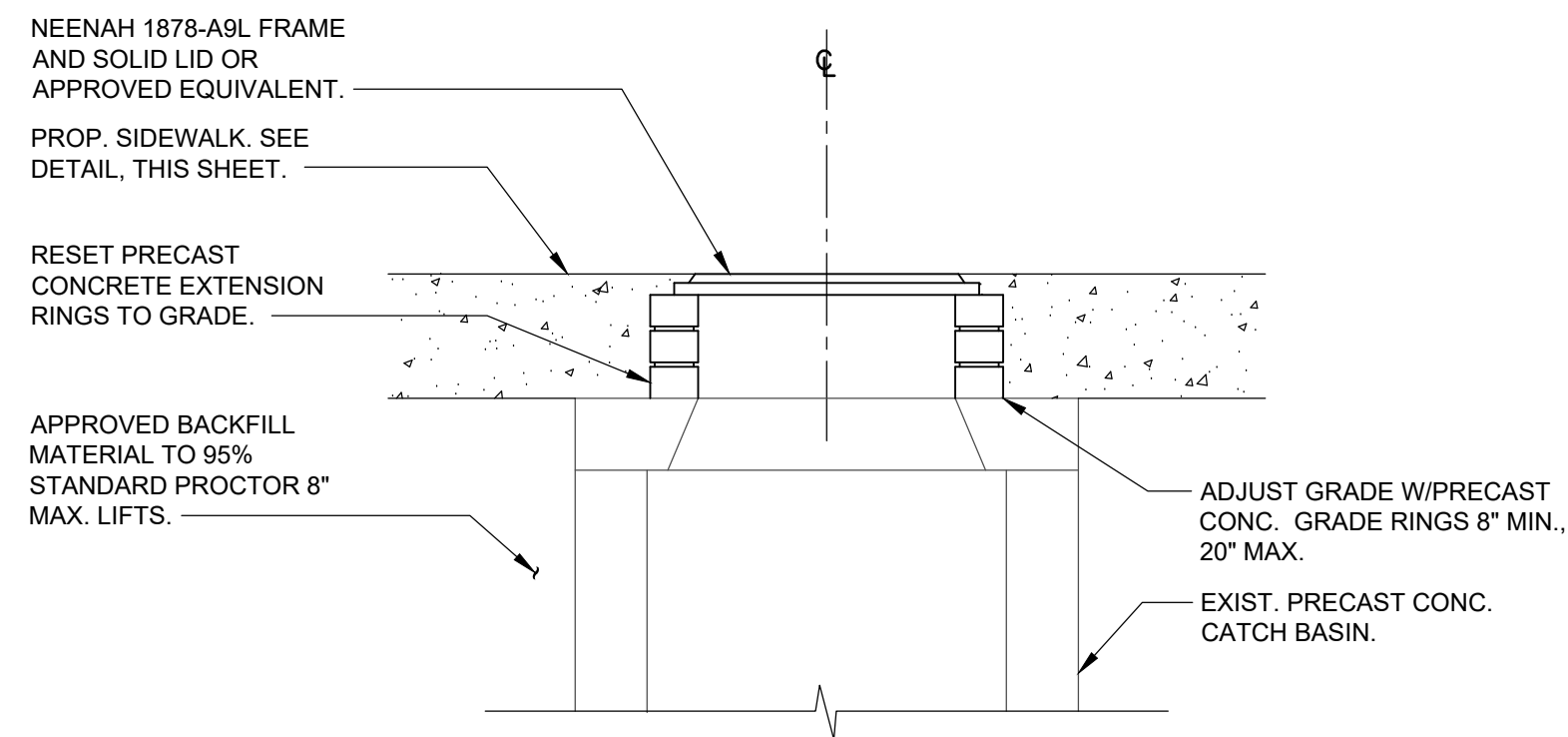
TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



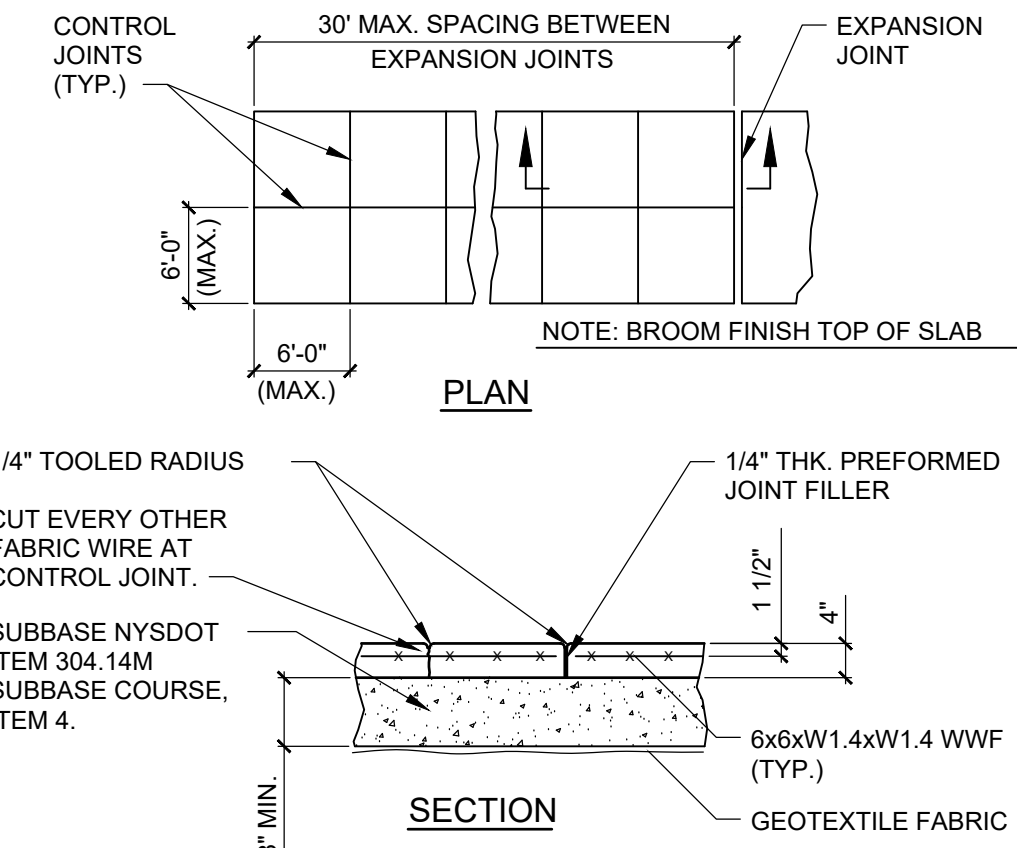
TYPICAL VEGETATED SWALE DETAIL
N.T.S.



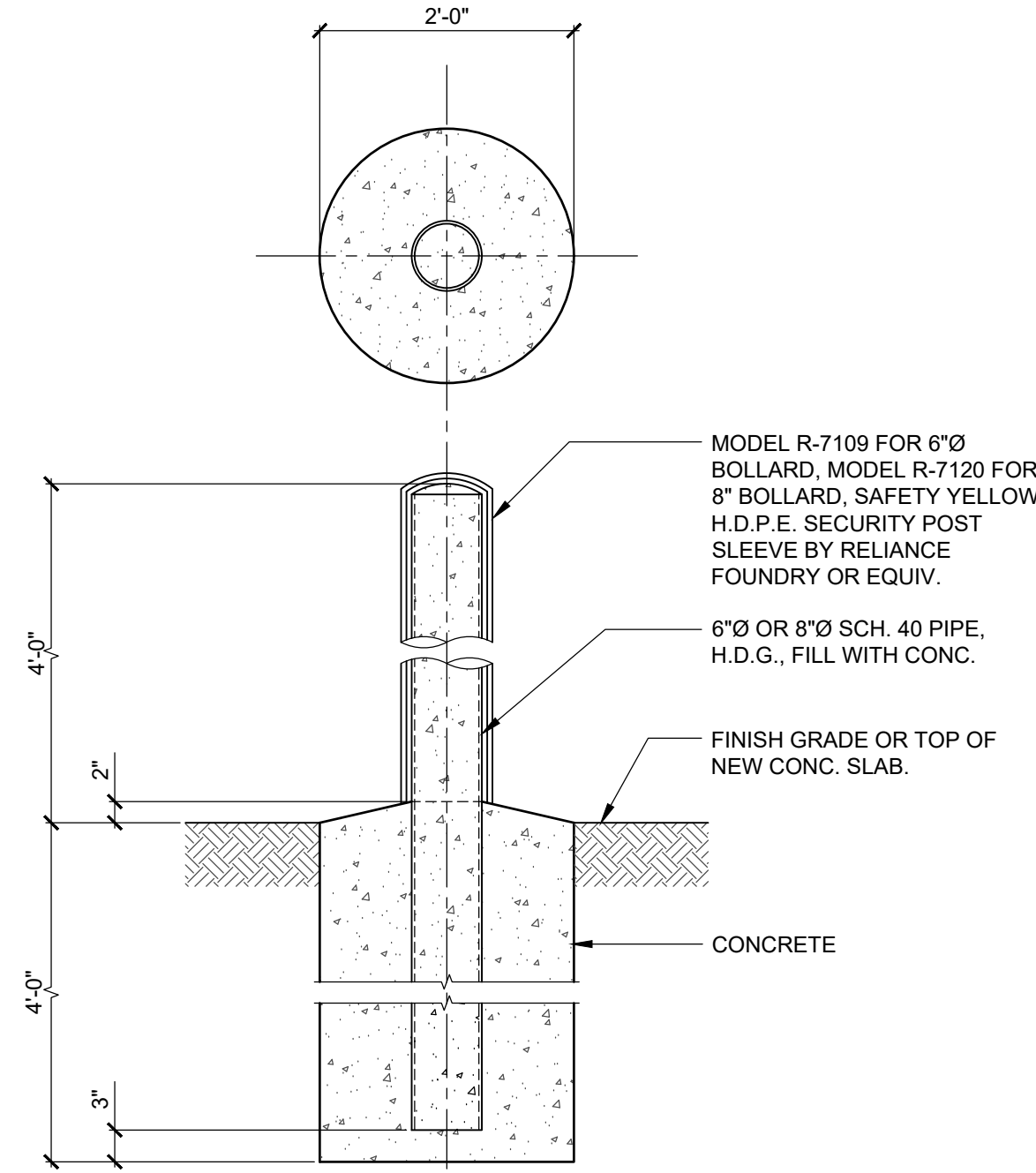
SEWER SERVICE CONNECTION
N.T.S.



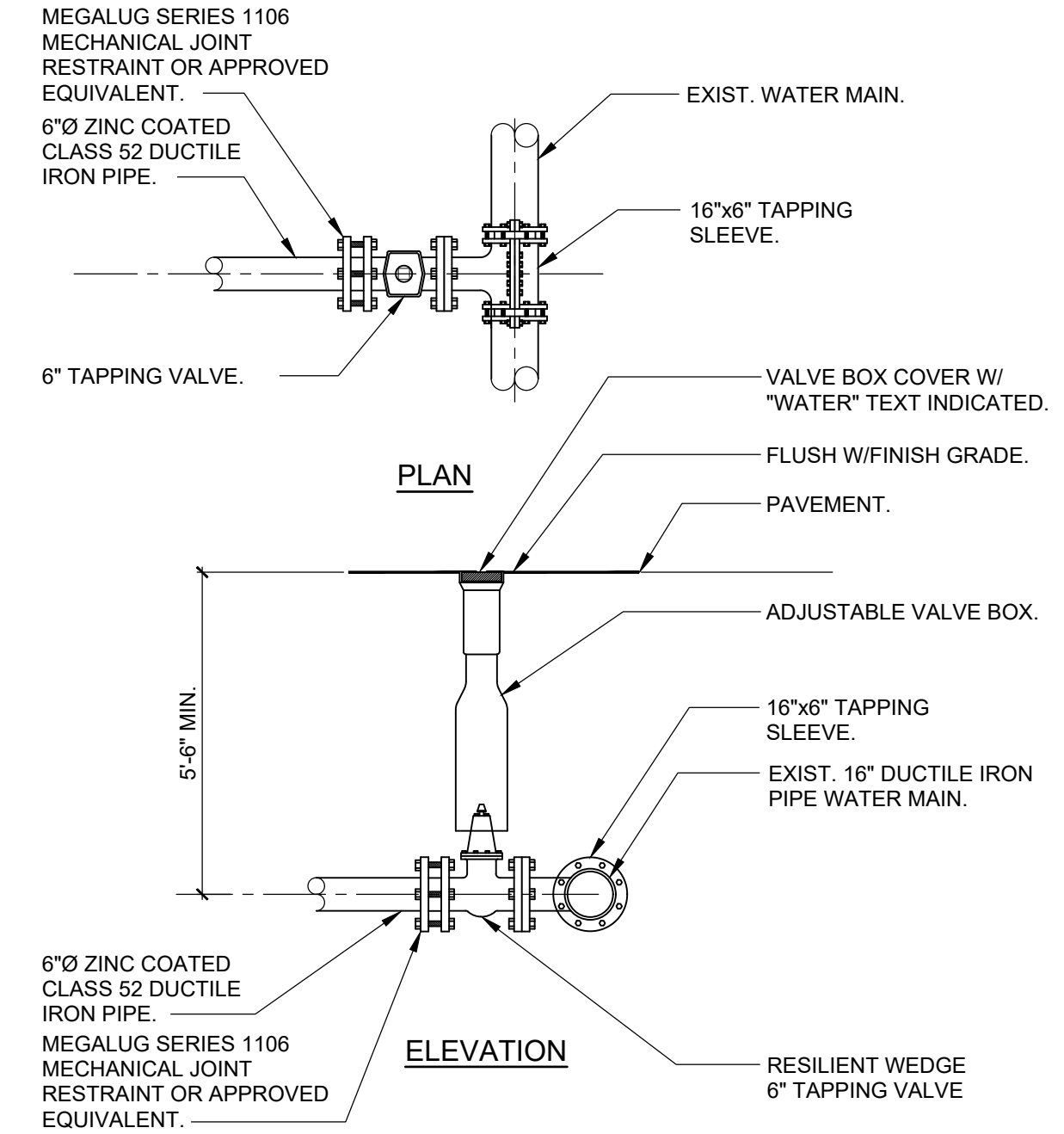
MODIFIED CATCH BASIN DETAIL
N.T.S.



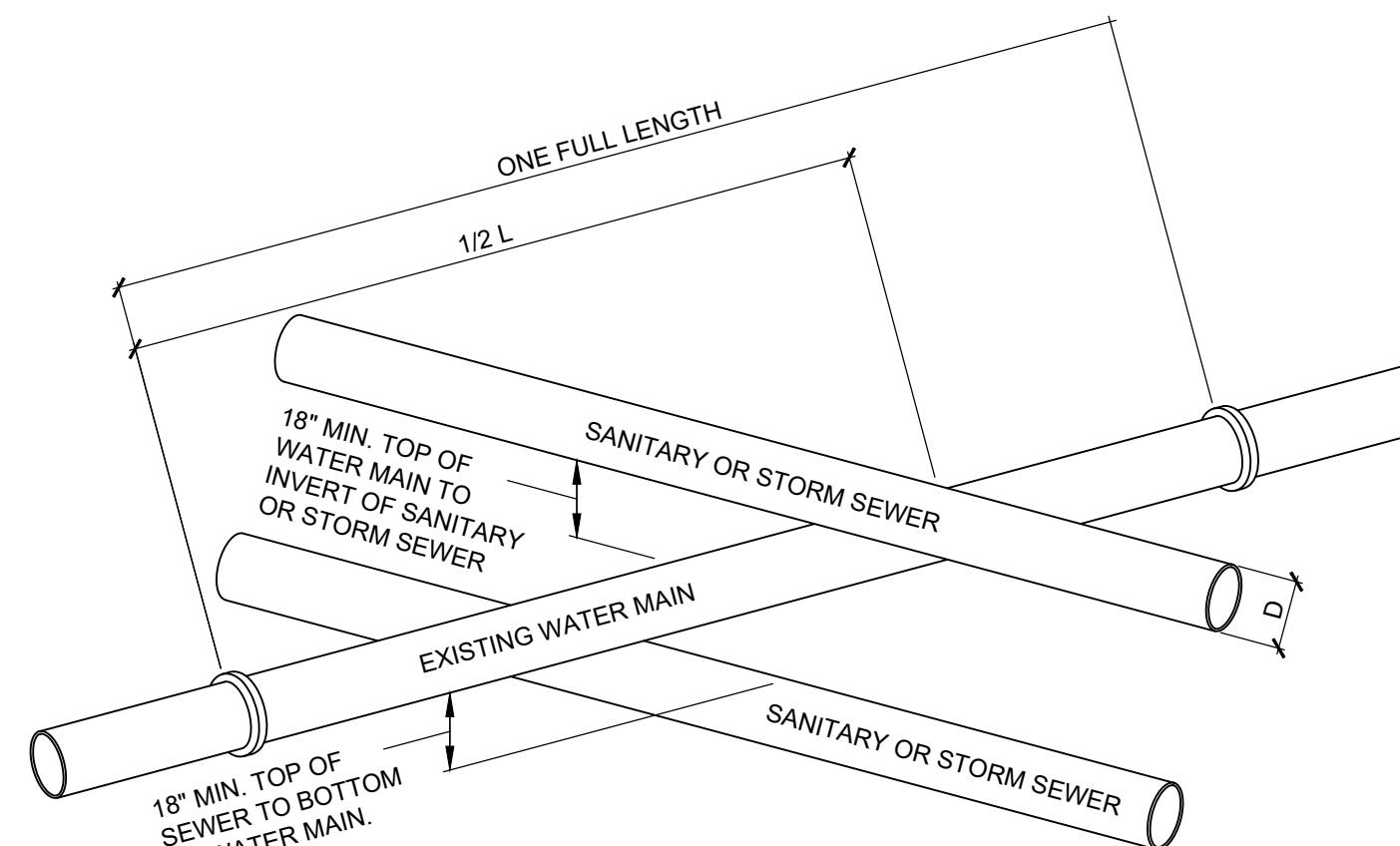
TYPICAL SIDEWALK DETAIL
N.T.S.



TYPICAL BOLLARD DETAIL
N.T.S.



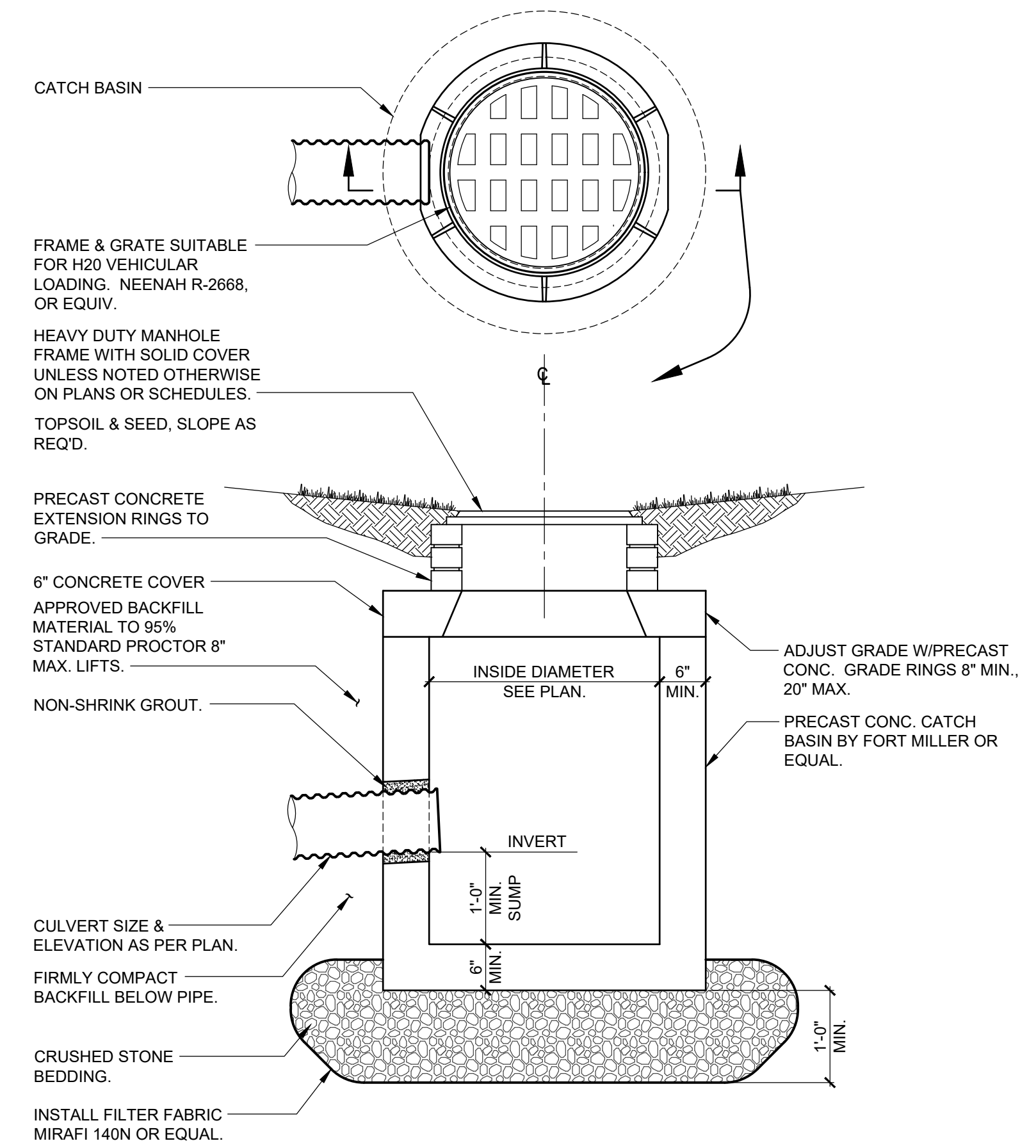
TAPPING SLEEVE AND VALVE DETAIL
N.T.S.



NOTES: IF 18\"/>

1. CONSTRUCT SANITARY SEWER OF PVC PRESSURE PIPE MATERIAL, 10' ON EACH SIDE OF THE WATER MAIN/STORM SEWER AND TEST SANITARY SEWER AT 150 PSI PRESSURE.
2. ENCASE SEWER PIPE IN CONCRETE, 4' DISTANCE ON EACH SIDE OF WATER/STORM SEWER CROSSING. CONCRETE ENCASEMENT SHALL BE MINIMUM 6\"/>

TYPICAL SECTION - WATER/SANITARY STORM SEWER SEPARATION REQUIREMENTS.
N.T.S.



CATCH BASIN DETAIL
N.T.S.

Project

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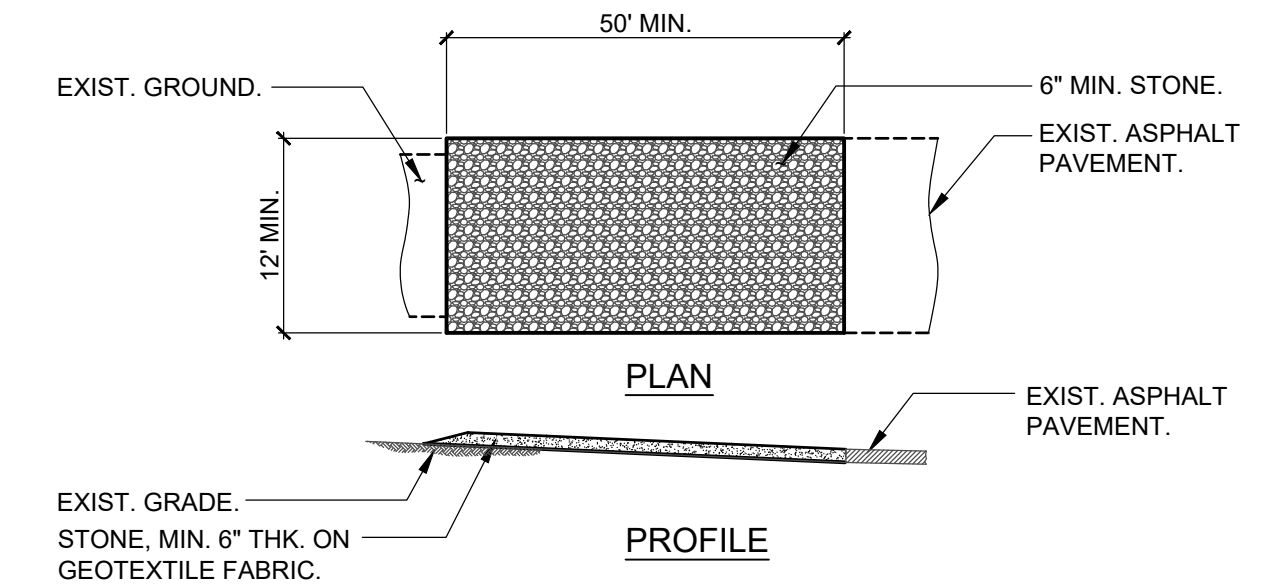
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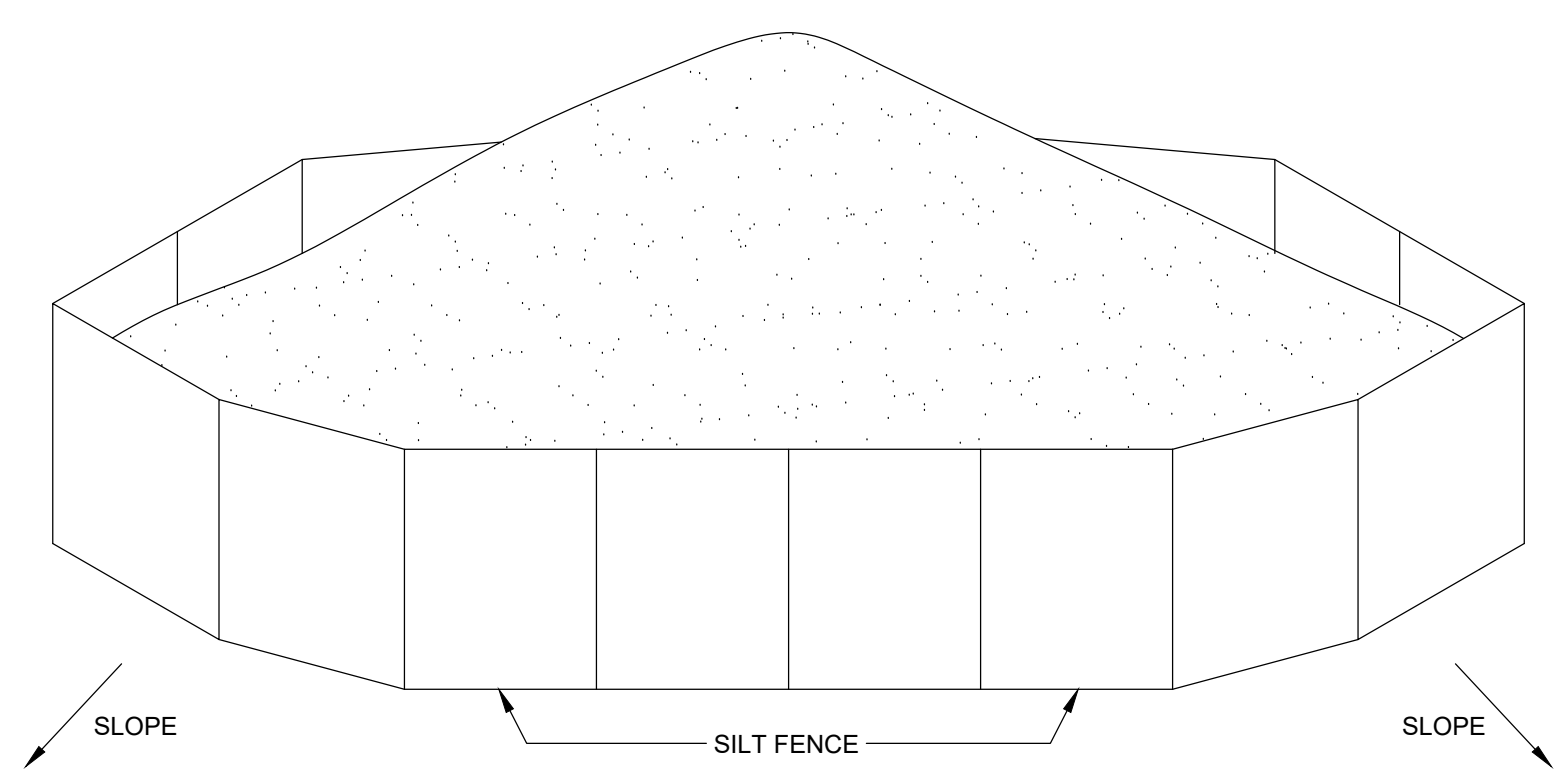
CIVIL DETAILS

C-502



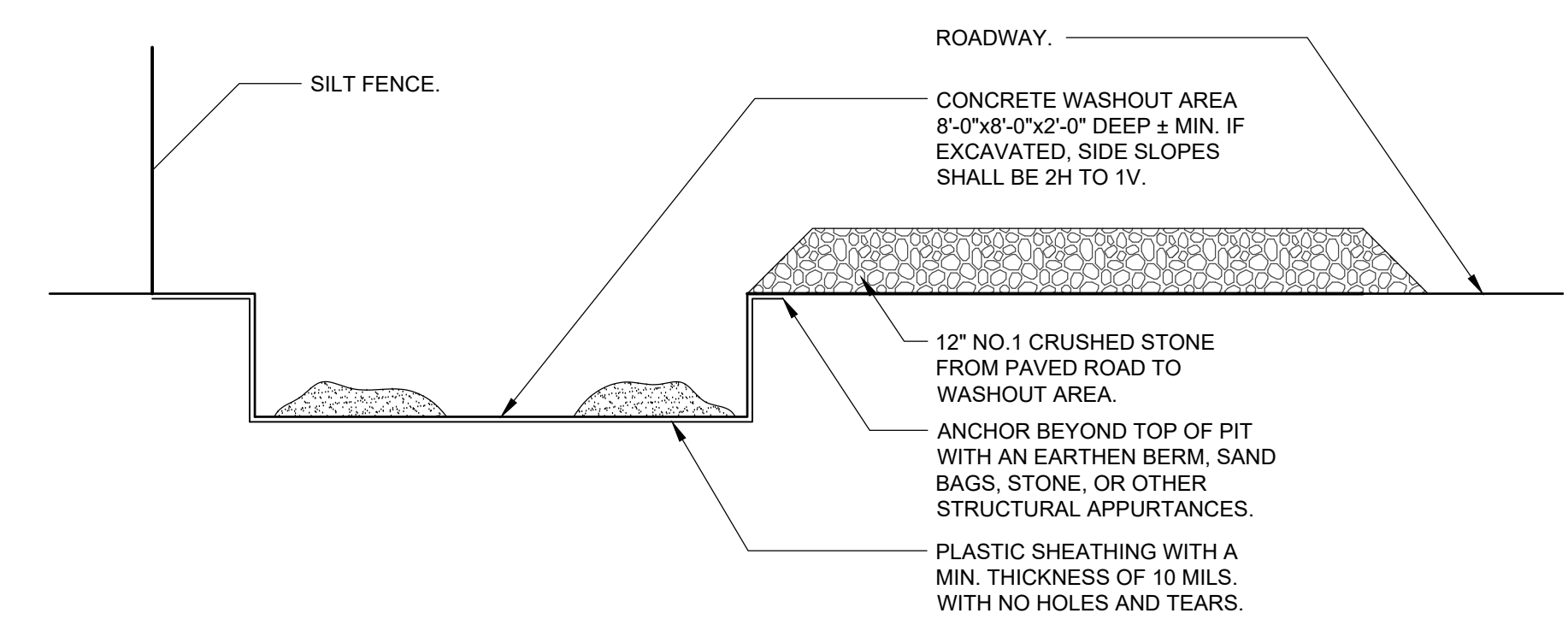
- NOTES**
- STONE SHALL CONFORM WITH NYS DOT SPEC. SECTION 703-02 SIZE DESIGNATION 3.
 - GEOTEXTILE FABRIC SHALL BE MIRAFI 600X OR EQUIVALENT.
 - PERIODICALLY TOP-DRESS ENTRANCE WITH NEW STONE AS SEDIMENT ACCUMULATES. ALL SEDIMENT DROPPED OR WASHED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



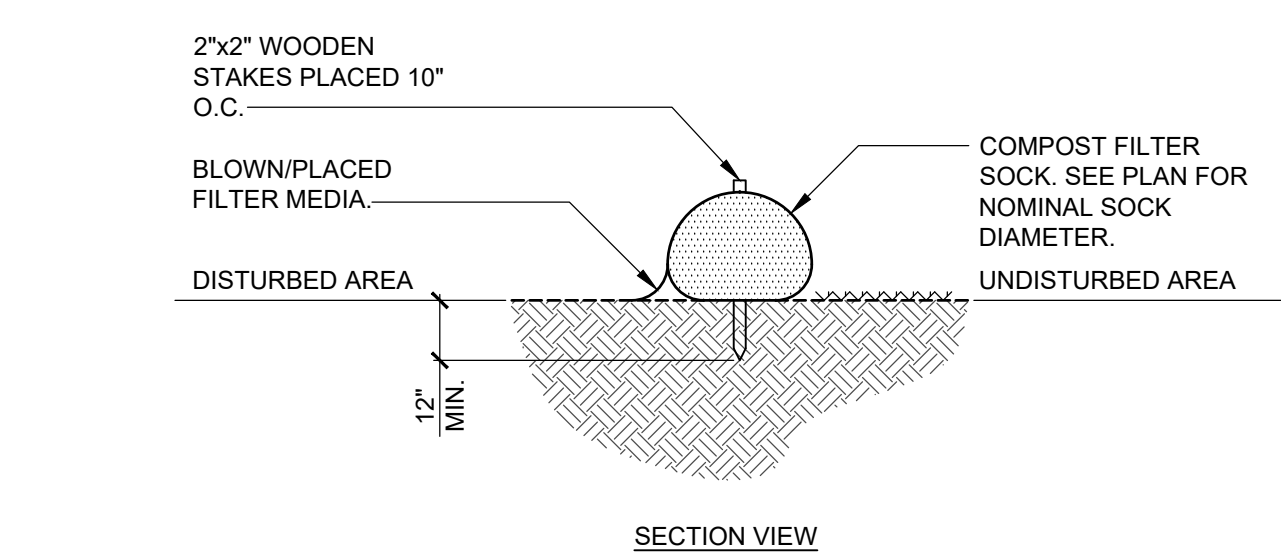
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- SILT FENCE SHALL BE PLACED 5'-0" DOWNSLOPE OF EACH PILE. UPON COMPLETION OF SOIL STOCKPILING, TOPSOIL SHALL BE STABILIZED WITH SEED AND MULCH IF NOT TO BE DISTURBED/UTILIZED WITHIN 14 DAYS.
- SEE ADDITIONAL DETAILS FOR INSTALLATION OF SILT FENCE.
- TEMPORARY PERIMETER DIKES MAY BE REQUIRED TO DIRECT CLEAN RUNOFF FROM STOCKPILE AREAS. REFER TO EROSION AND SEDIMENT CONTROL PLAN.

SOIL STOCKPILE STABILIZATION
N.T.S.

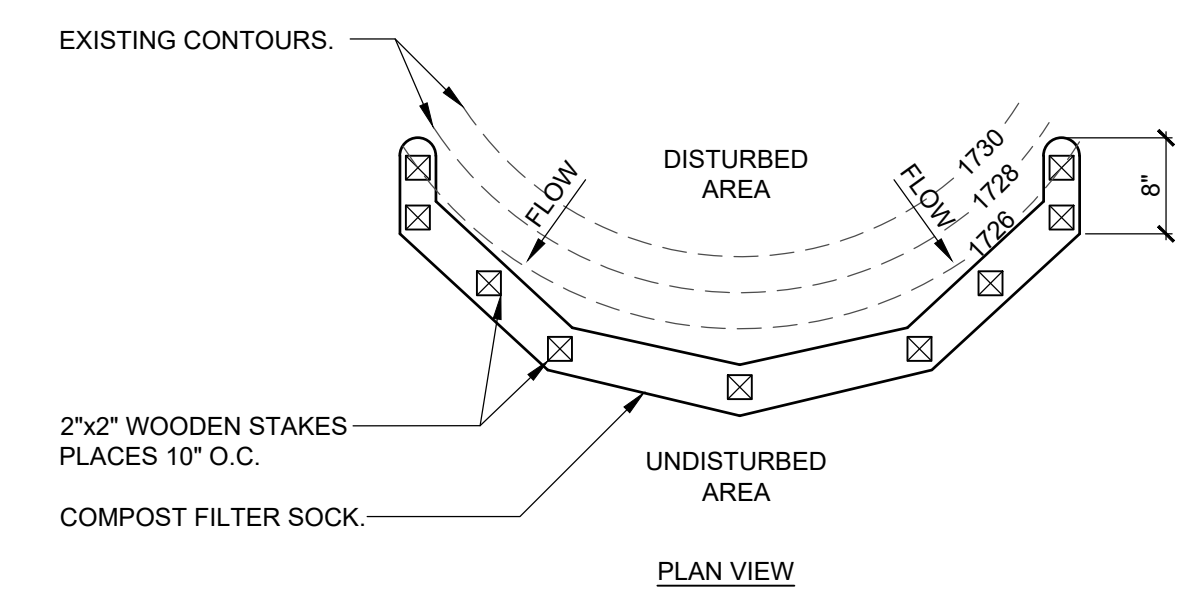


- NOTES:**
- ALL CONCRETE WASH FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
 - ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
 - DISPOSE OF HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL OR ON-SITE IF INDICATED IN THE APPROVED SWPPP.
 - THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN OUT AND FILL IN THE WASHOUT AREA TO THE ADJACENT GRADE LEVEL.

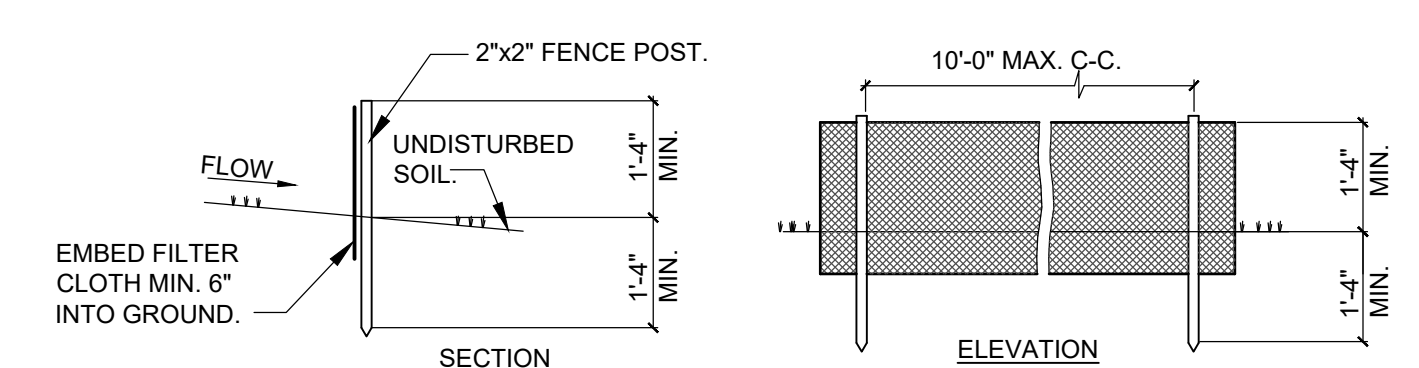
CONCRETE WASHOUT AREA
N.T.S.



SECTION VIEW

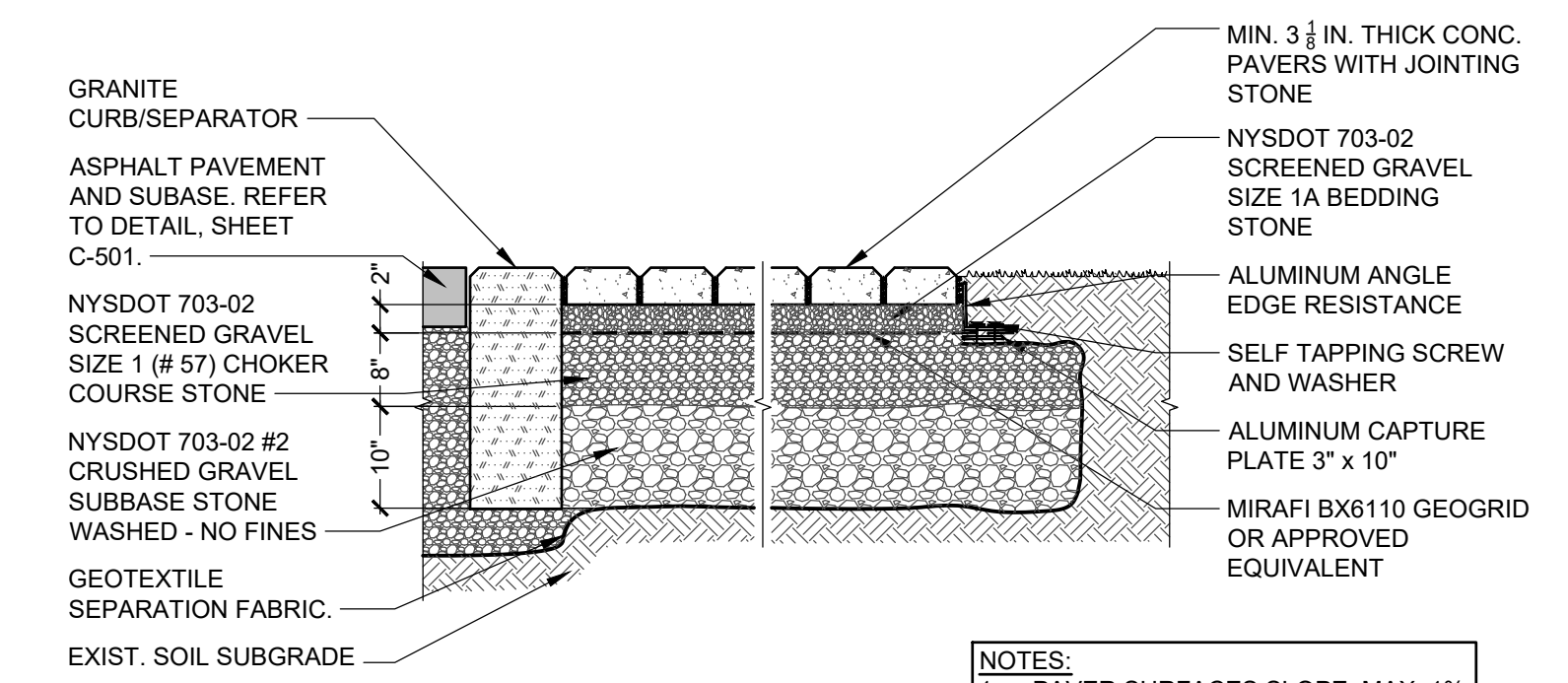
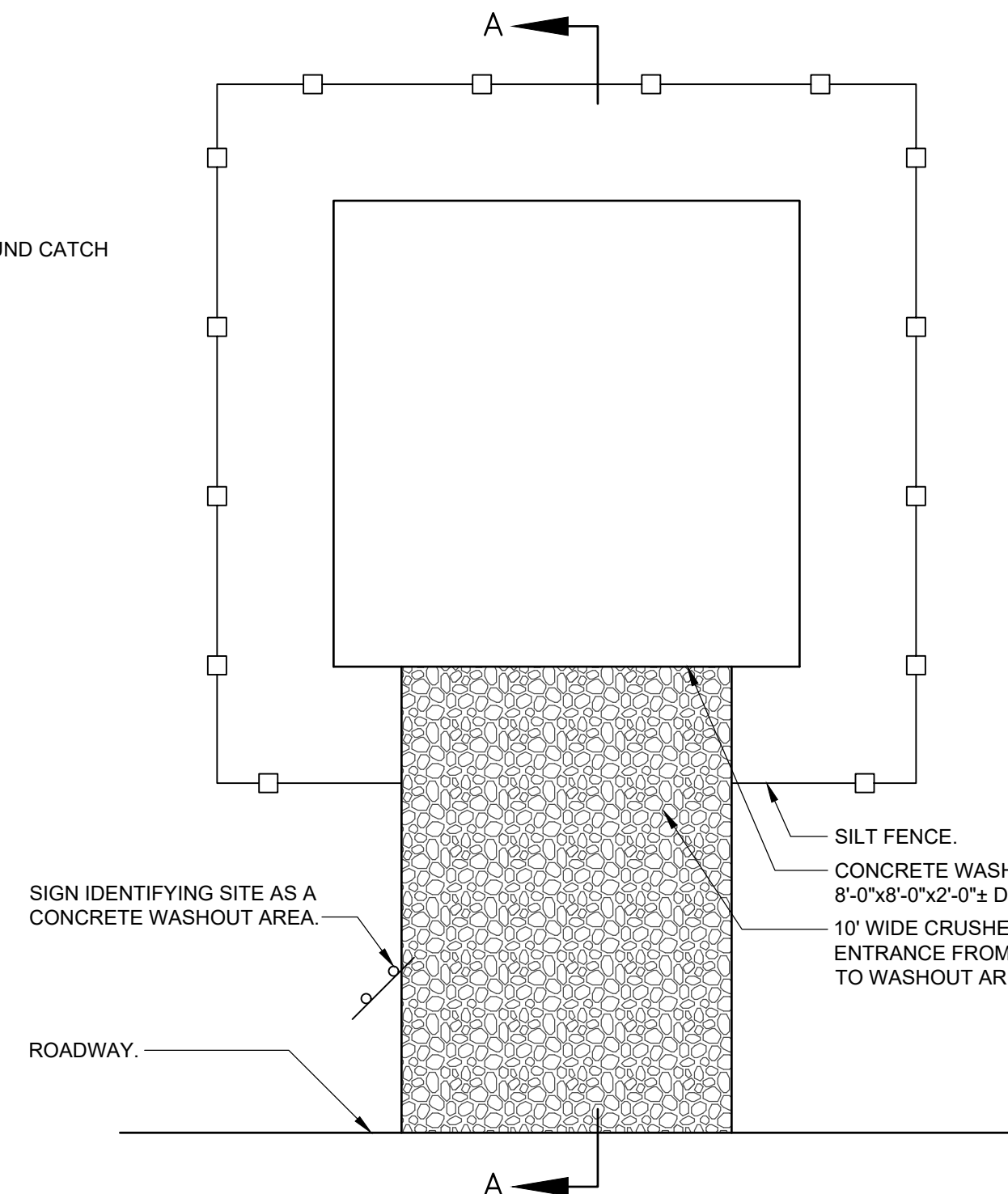


SILT SOCK DETAIL
N.T.S.



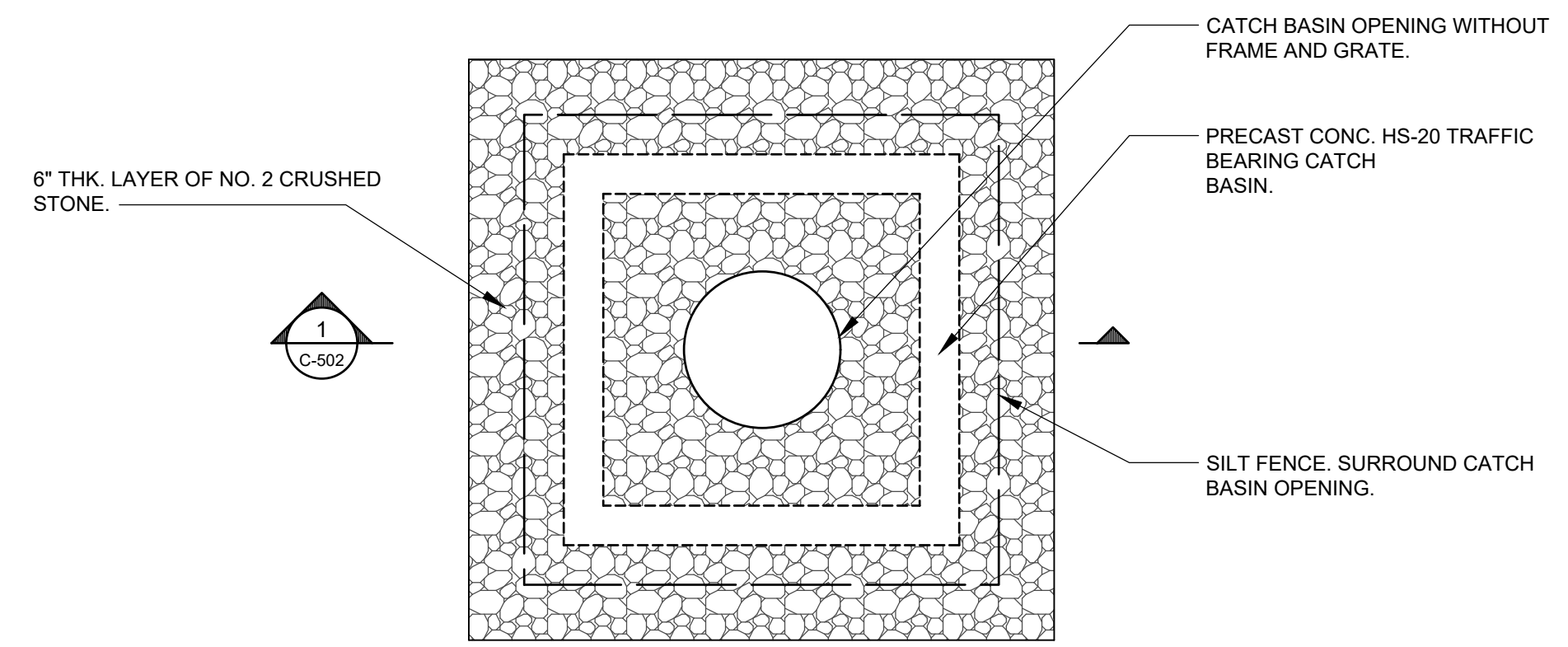
- NOTES**
- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH STAPLES OR TIES AT 6" MAX. SPACING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
N.T.S.

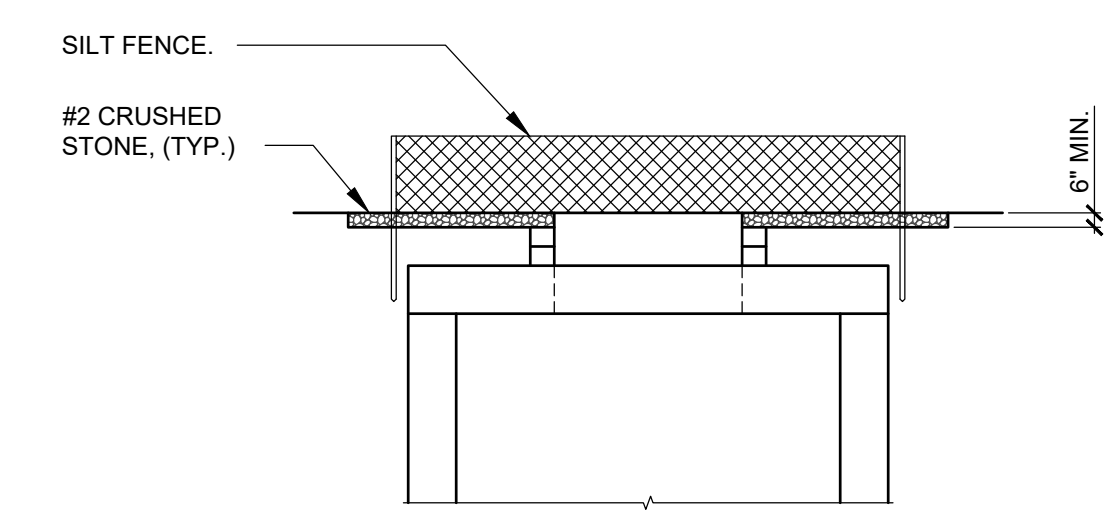


- NOTES:**
- PAVER SURFACES SLOPE: MAX. 1%
 - SOIL SUBGRADE MAX. SLOPE: 3/4%

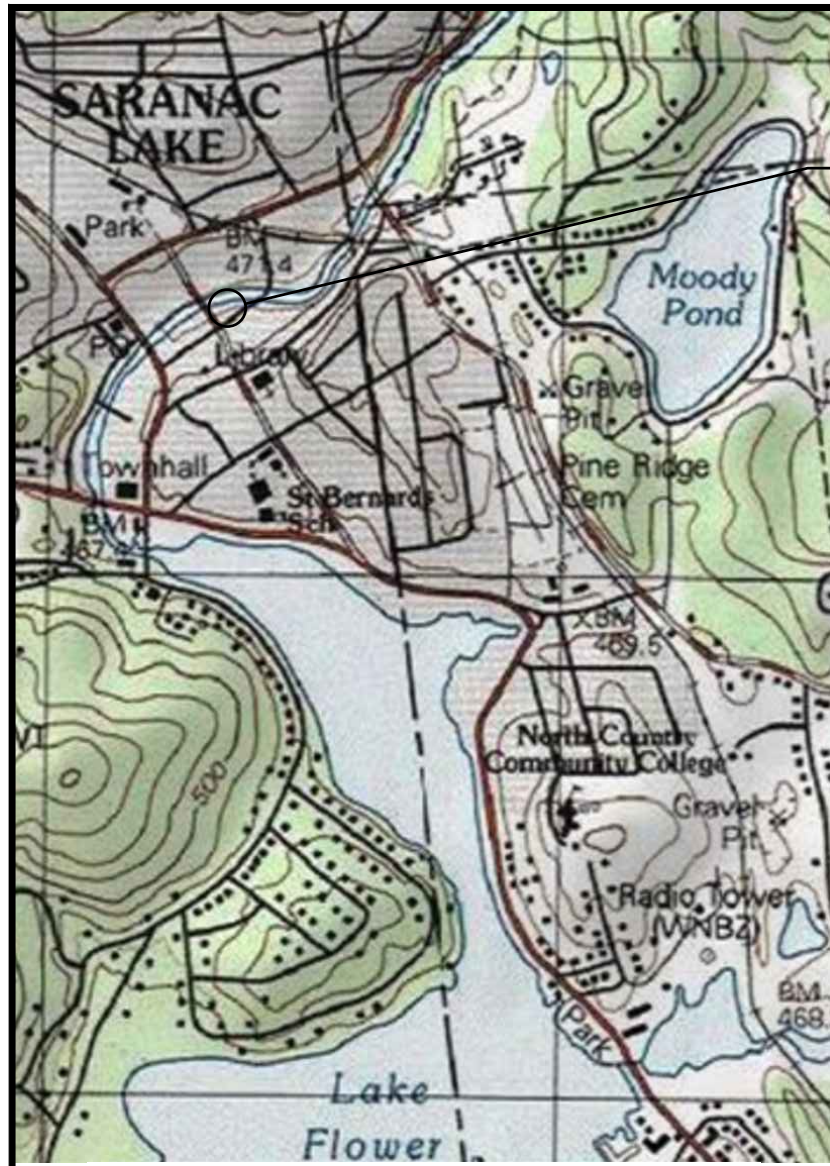
PERMEABLE INTERLOCKING CONCRETE PAVEMENT
N.T.S.



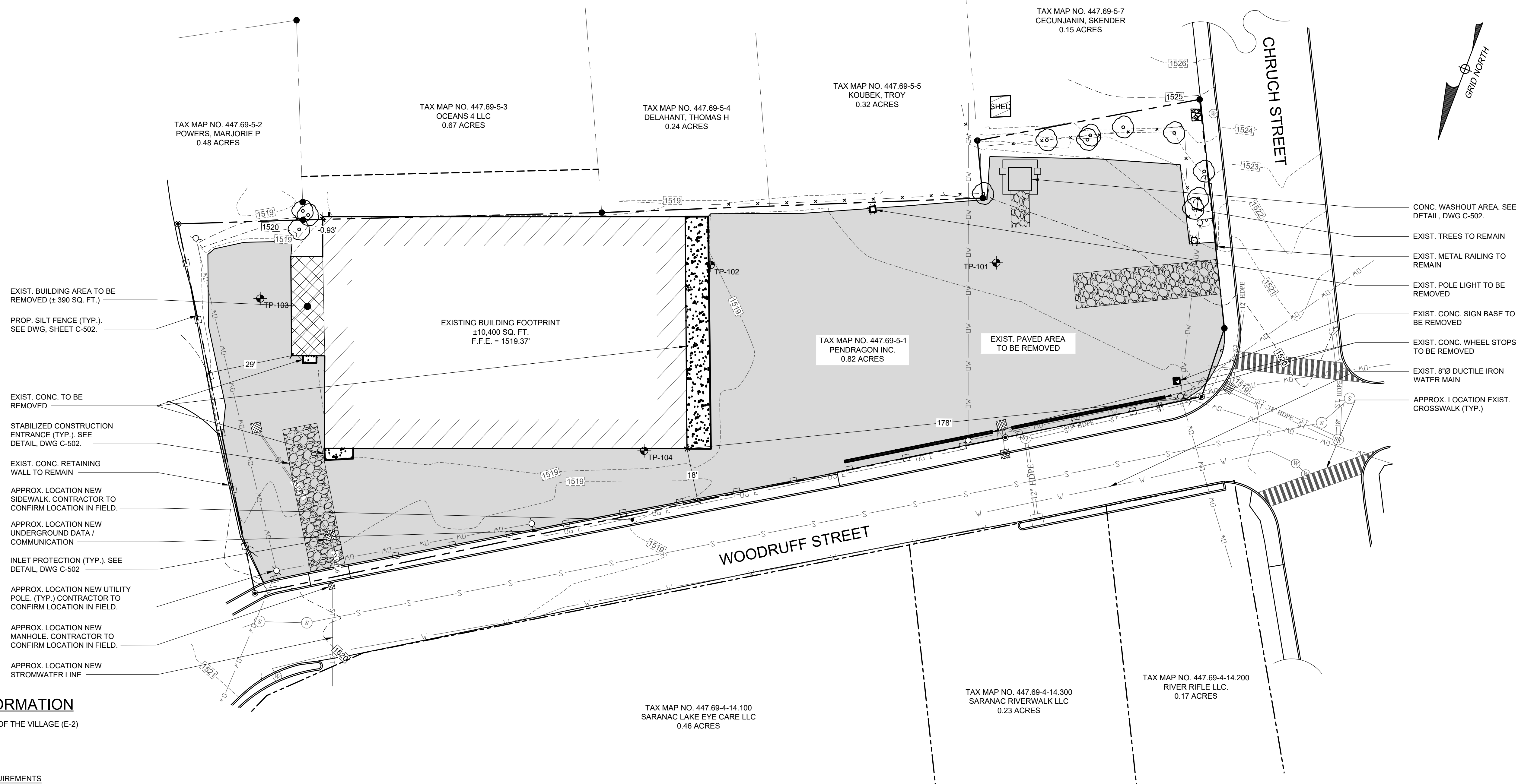
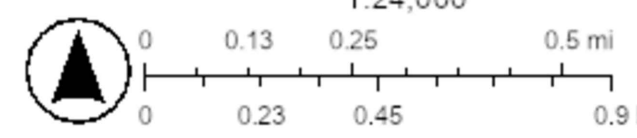
CATCH BASIN INLET PROTECTION DETAIL
N.T.S.



SECTION
N.T.S.



PROJECT LOCATION



- EXIST. BUILDING AREA TO BE REMOVED (± 390 SQ. FT.)
- PROP. SILT FENCE (TYP.) SEE DWG. SHEET C-502.
- EXIST. CONC. TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE (TYP.) SEE DETAIL, DWG C-502.
- EXIST. CONC. RETAINING WALL TO REMAIN
- APPROX. LOCATION NEW SIDEWALK. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW UNDERGROUND DATA / COMMUNICATION
- INLET PROTECTION (TYP.) SEE DETAIL, DWG C-502
- APPROX. LOCATION NEW UTILITY POLE. (TYP.) CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW MANHOLE. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW STORMWATER LINE

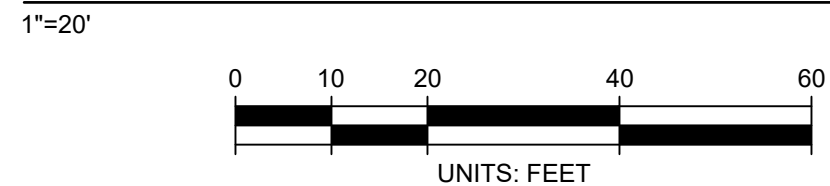
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- EXIST. TREES TO REMAIN
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- EXIST. POLE LIGHT TO BE REMOVED
- EXIST. CONC. SIGN BASE TO BE REMOVED
- EXIST. CONC. WHEEL STOPS TO BE REMOVED
- EXIST. 8"Ø DUCTILE IRON WATER MAIN
- APPROX. LOCATION EXIST. CROSSWALK (TYP.)

SITE STATISTICS / ZONING INFORMATION

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 EXISTING BUILDING AREA: ±10,400 SQ. FT.
 PROPOSED BUILDING AREA: ±15,730 SQ. FT.

DIMENSION	SETBACK REQUIREMENTS		
	REQUIRED	PROPOSED	EXISTING
FRONT [N] (MANDATORY)	0 FT.	±4 FT.	±18 FT.
FRONT [E] (MANDATORY)	0 FT.	±91 FT.	±178 FT.
SIDE YARD [W]	0 FT.	±34 FT.	±29 FT.
REAR YARD [S]	0 FT.	±(-)0.93 FT.	±(-)0.93 FT.
BUILDING HEIGHT	MIN 24' & 2 STORIES	±28 FT.	±17 FT.
BUILDING HEIGHT [MAX]	DETERMINED DURING SITE PLAN REVIEW		
LOT COVERAGE	DETERMINED DURING SITE PLAN REVIEW		

EXISTING CONDITION & REMOVALS PLAN



GENERAL NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS AND VERIFY GRADES AND ELEVATIONS. AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. CONTRACTOR SHALL STRIP ALL TOPSOIL IN AREAS TO BE RE-GRADED AND STOCKPILED FOR LATER USE.
3. THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS SUCH THAT INTERFERENCE WITH OR DAMAGE TO EXISTING UTILITIES IS PREVENTED. THE CONTRACTOR SHALL COORDINATE WITH "DIG-SAFE" TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING EXCAVATION WORK. IF THE CONTRACTOR DAMAGES AN EXISTING UTILITY, HE SHALL COMMENCE WORK TO REPAIR THAT SERVICE IMMEDIATELY AND ALL COSTS ASSOCIATED WITH SUCH REPAIR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE DURATION OF THE WORK.
6. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.

SURVEY NOTES

1. BASE MAPPING DEVELOPED FROM SURVEY DATA FROM "SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY FOR PENDRAGON THEATRE SITUATED IN VILLAGE OF SARANAC LAKE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN, STATE OF NEW YORK" BY LEIFHEIT LAND SURVEYING, DATED 9/25/2019.
2. REFER TO ORIGINAL SURVEY FOR ADDITIONAL NOTES.

LEGEND

- [364] --- EXIST. MINOR CONT.
- [365] --- EXIST. MAJOR CONT.
- [367] --- PROP. CONTOUR
- --- PROPERTY LINE
- S --- SEWER LINE
- W --- WATER LINE
- ST --- STORM WATER LINE
- DW --- DW --- OVERHEAD UTILITY WIRE
- UG E --- UNDERGROUND ELECTRICAL
- X --- PICKET FENCE
- ⊙ --- WATER SHUT OFF VALVE
- ⊙ --- SANITARY SEWER MAN HOLE
- ⊙ --- STORM WATER MANHOLE
- --- SPOT ELEVATION
- --- CONCRETE SURFACE
- --- ASPHALT SURFACE
- --- PERVIOUS PAVEMENT

JMZ
architects | planners

190 Glen Street | P.O. Box 725
Glens Falls, NY 12801
518-793-0786 | JMZarchitects.com

Project

Pendragon Theatre

56 Woodruff St.
Saranac Lake, NY 12938

Theater Consultant:
 Don Hirsch Design Studio, LLC
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 Montpelier, VT 05602
 tel. 802.233.9623
 donhirschstudio.com

Acoustician and A/V Designer:
 Acentech
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 Cambridge, Massachusetts 02138
 tel. 617 499-8000
 www.acentech.com

Structural & Civil Engineer:
 SRA Engineers
 Evergreen Professional Park
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 Queensbury, NY 12904

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 Schenectady, New York 12305
 tel. 518-533-2171
 meengineering.com

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 Albany, New York 12205
 tel. 518-250-4047
 alpineenv.com

Estimator:
 Trophy Point, LLC
 4588 South Park Avenue
 Blandell, New York 14219
 tel. 716 823-0066
 trophypoint.com

Revisions		
No.	Description	Date
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B	FINAL SITE PLAN REVIEW	3/18/2024

Seal:

Date: 12 March 2024
 Checked By: ES
 JMZ Project No. 1716

EXISTING CONDITIONS SITE PLAN

C-100

Project

Pendragon Theatre

56 Woodruff St.
Saranac Lake, NY 12938

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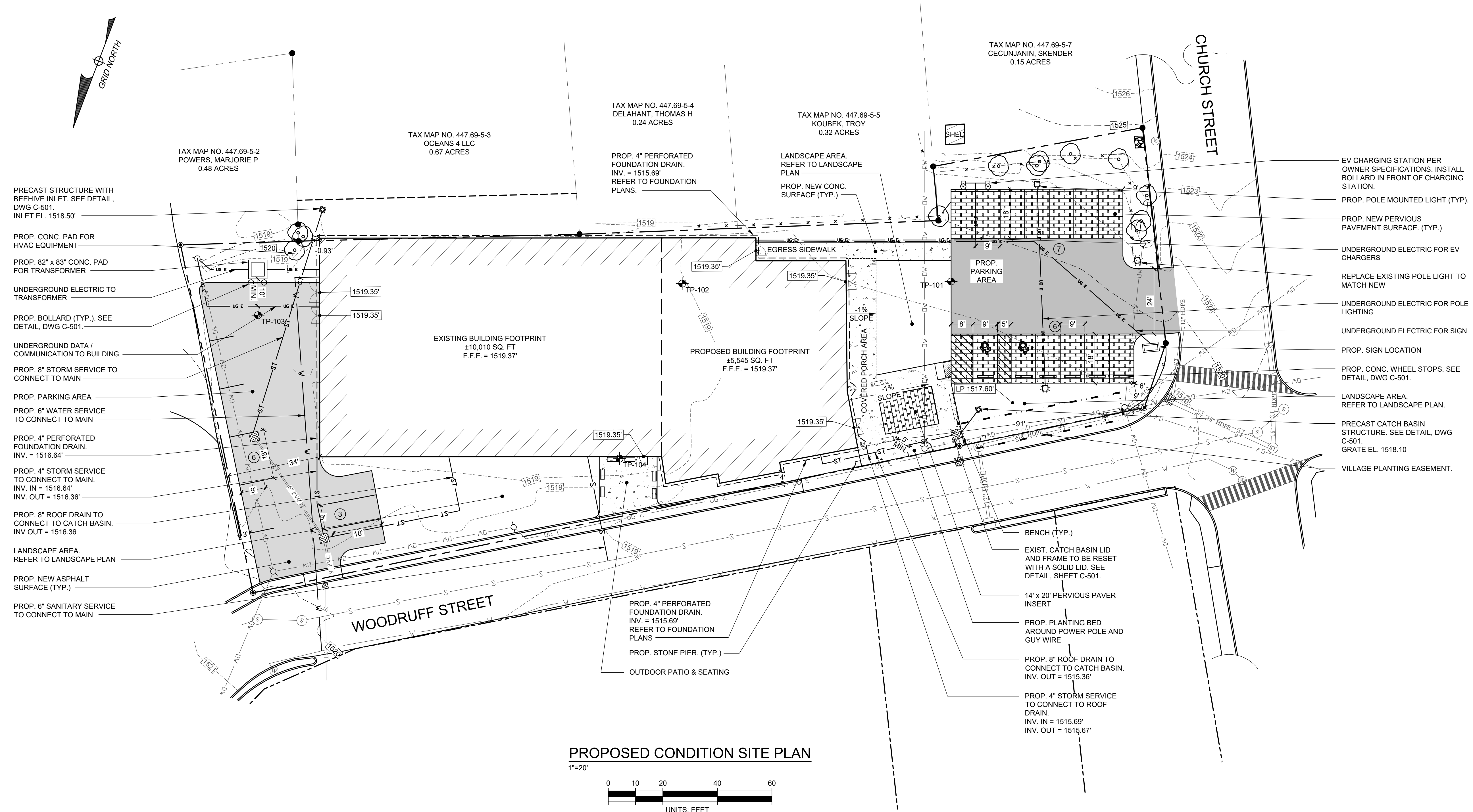
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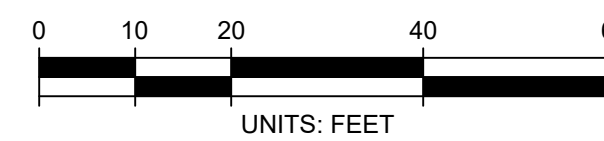
PROPOSED CONDITIONS SITE PLAN

C-101



PROPOSED CONDITION SITE PLAN

1"=20'



LEGEND

- 364 --- EXIST. MINOR CONT.
- 365 --- EXIST. MAJOR CONT.
- 363 --- PROP. CONTOUR
- --- PROPERTY LINE
- S --- SEWER LINE
- W --- WATER LINE
- ST --- STORM WATER LINE
- DW --- OVERHEAD UTILITY WIRE
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- --- SPOT ELEVATION
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- --- PERVIOUS PAVEMENT

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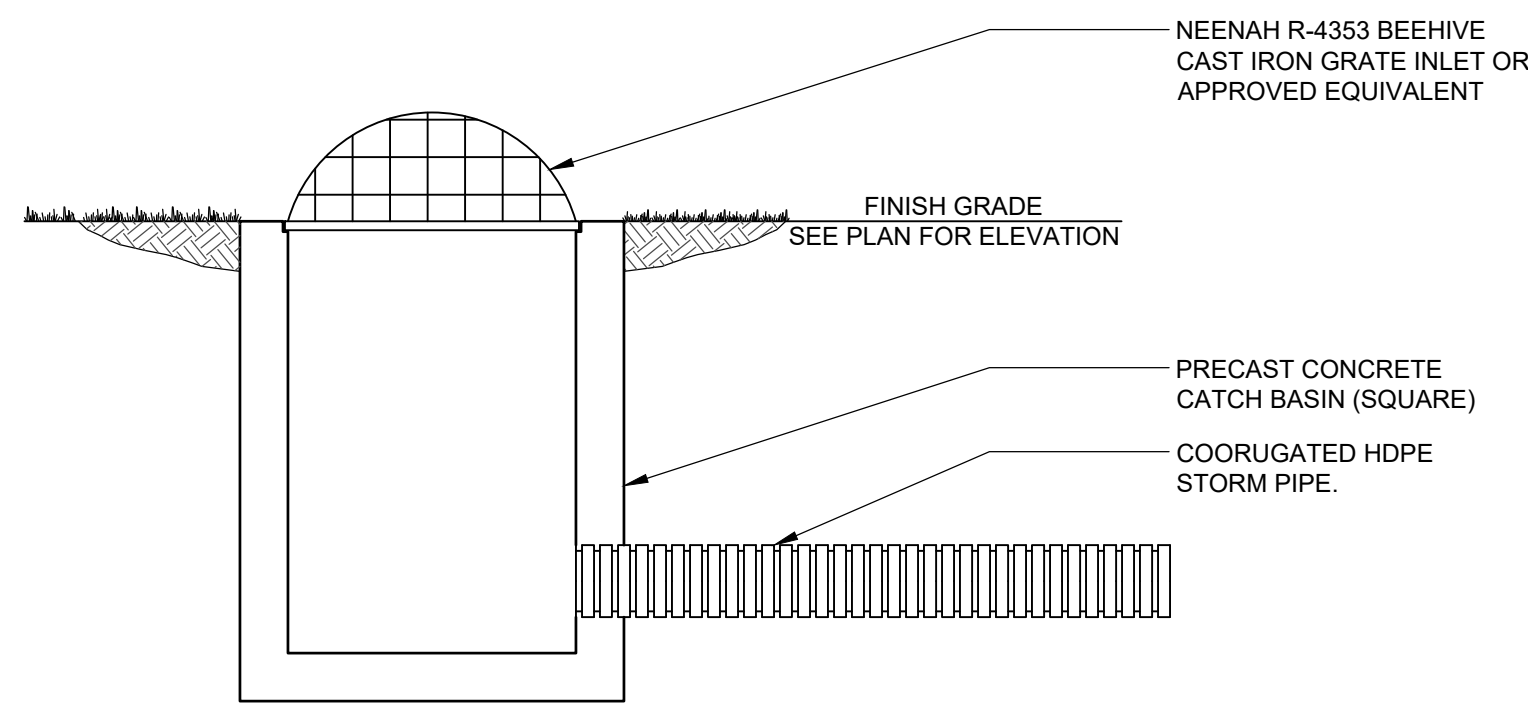
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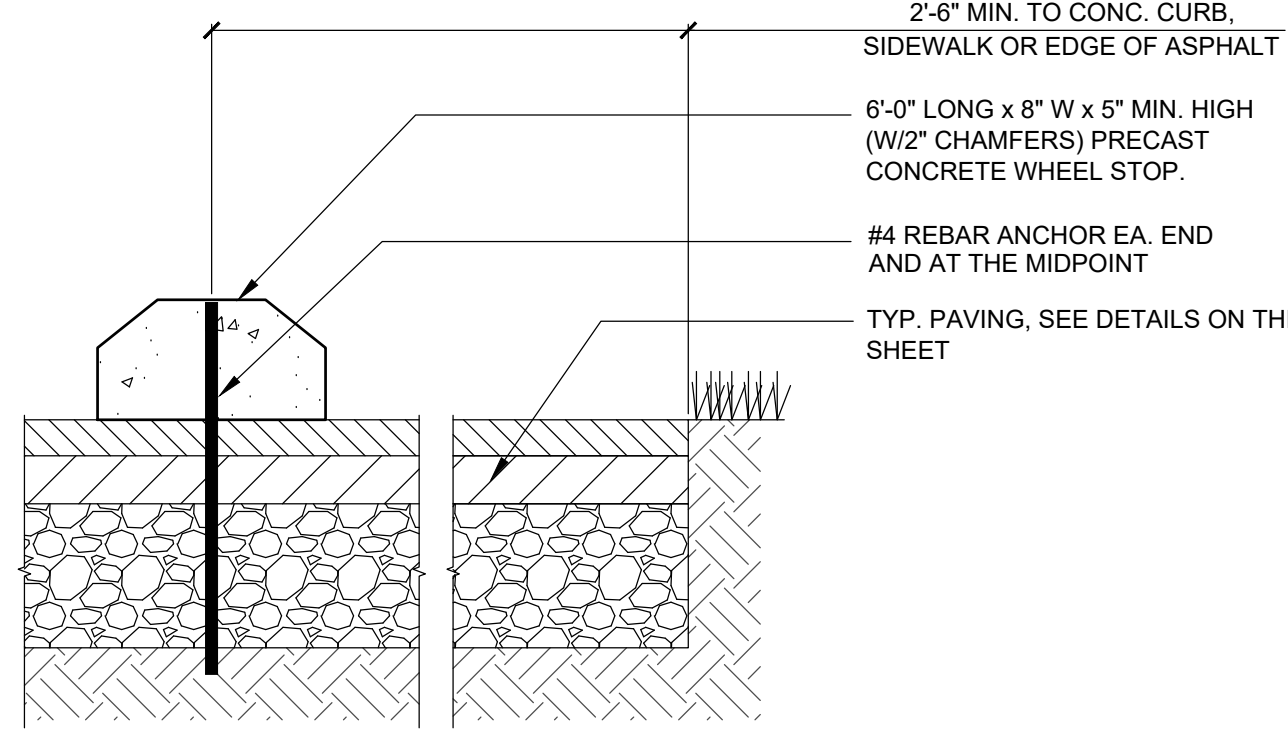
Date:	JMZ Project No.
12 March 2024	1716
Checked By:	TCP

CIVIL DETAILS

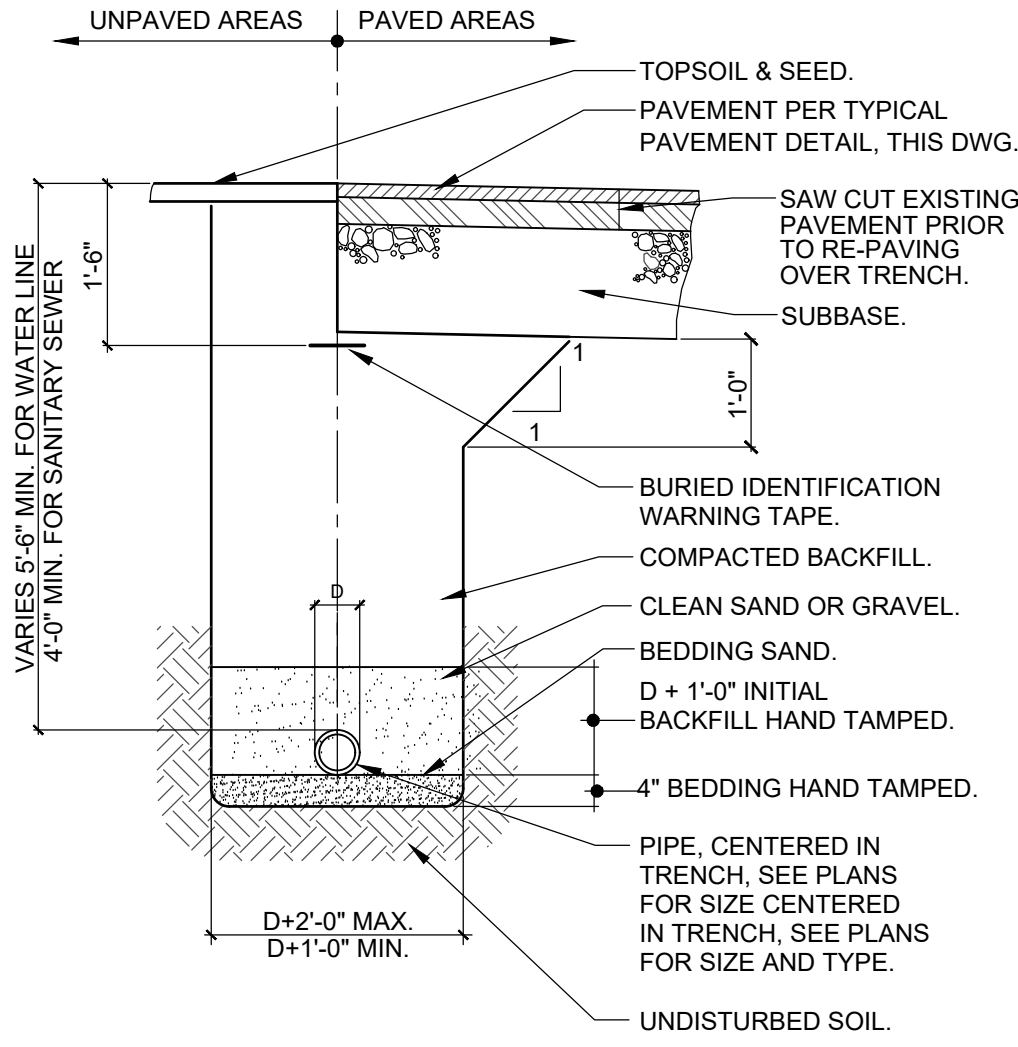
C-501



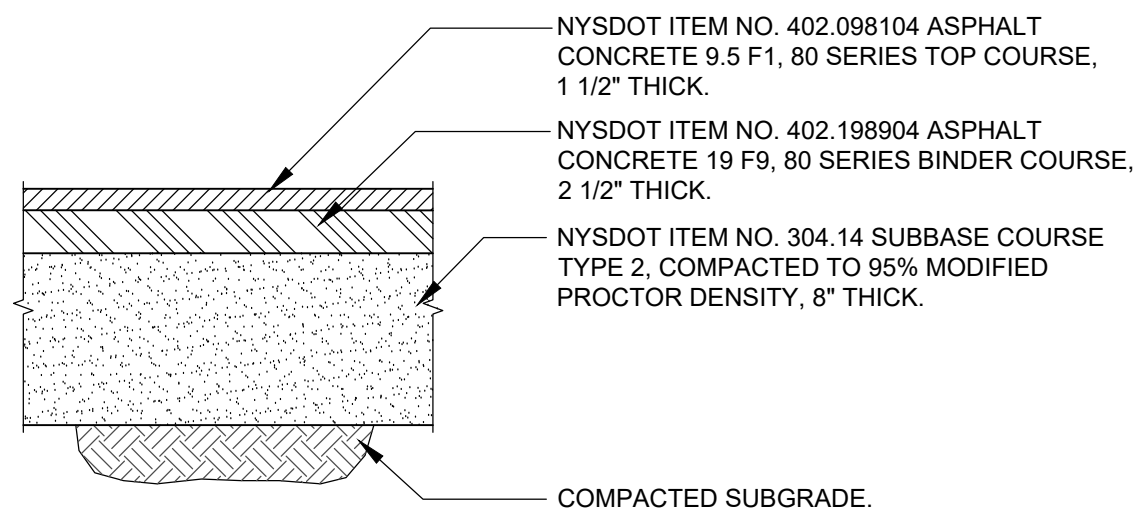
CATCH BASIN WITH BEEHIVE INLET
N.T.S.



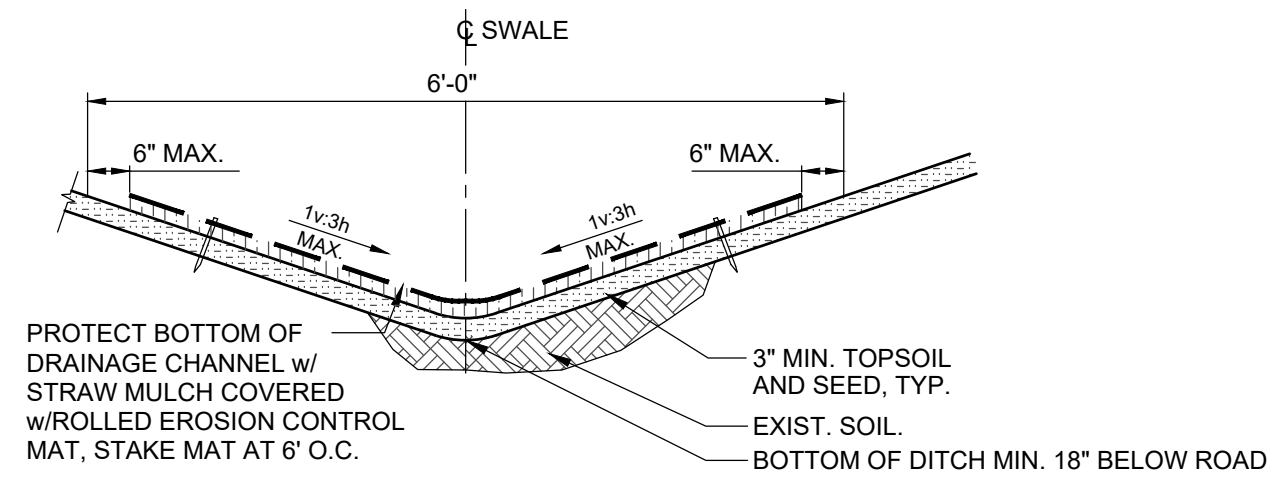
TYPICAL WHEEL STOP DETAIL
N.T.S.



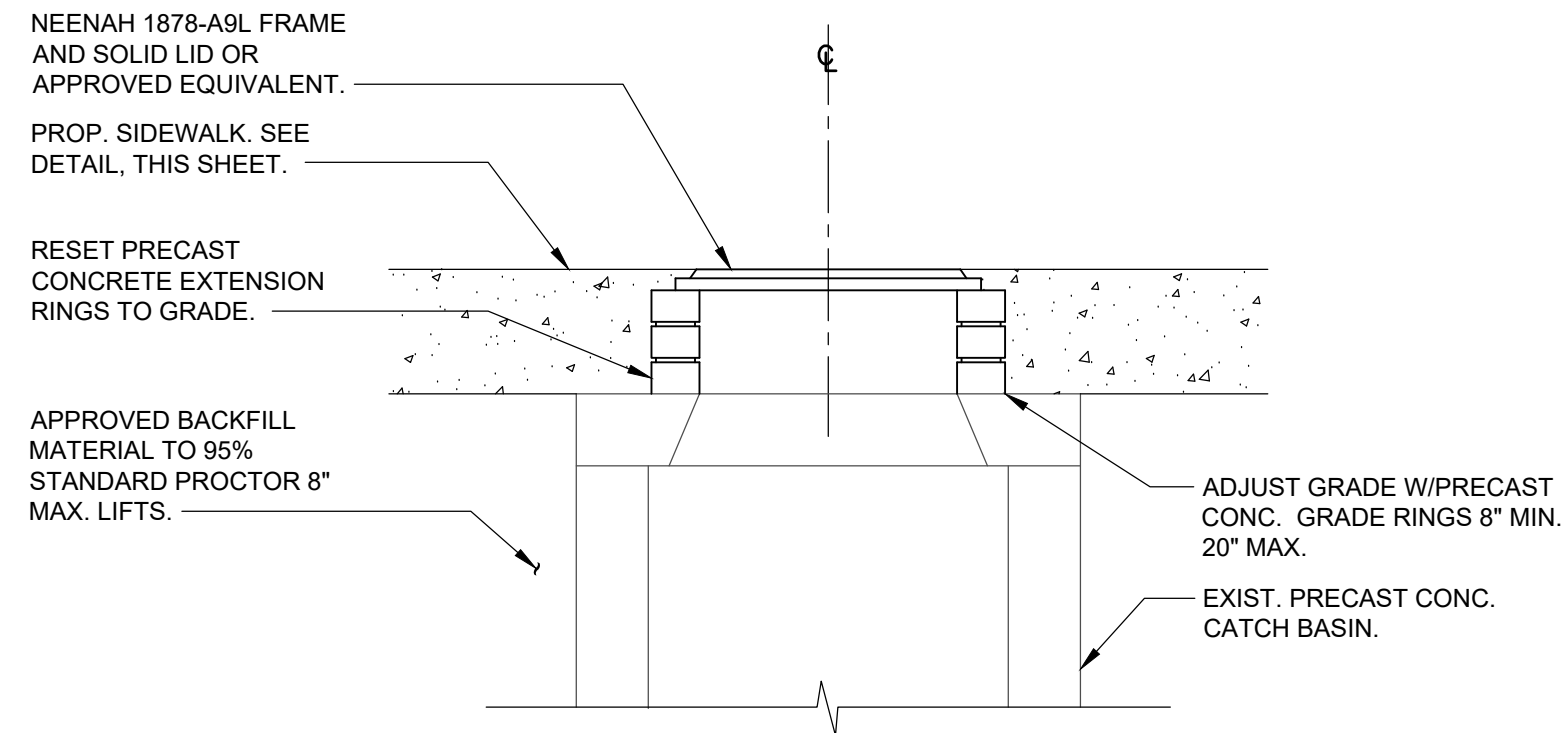
STORM DRAIN, WATER AND SANITARY SEWER TRENCH DETAIL
N.T.S.



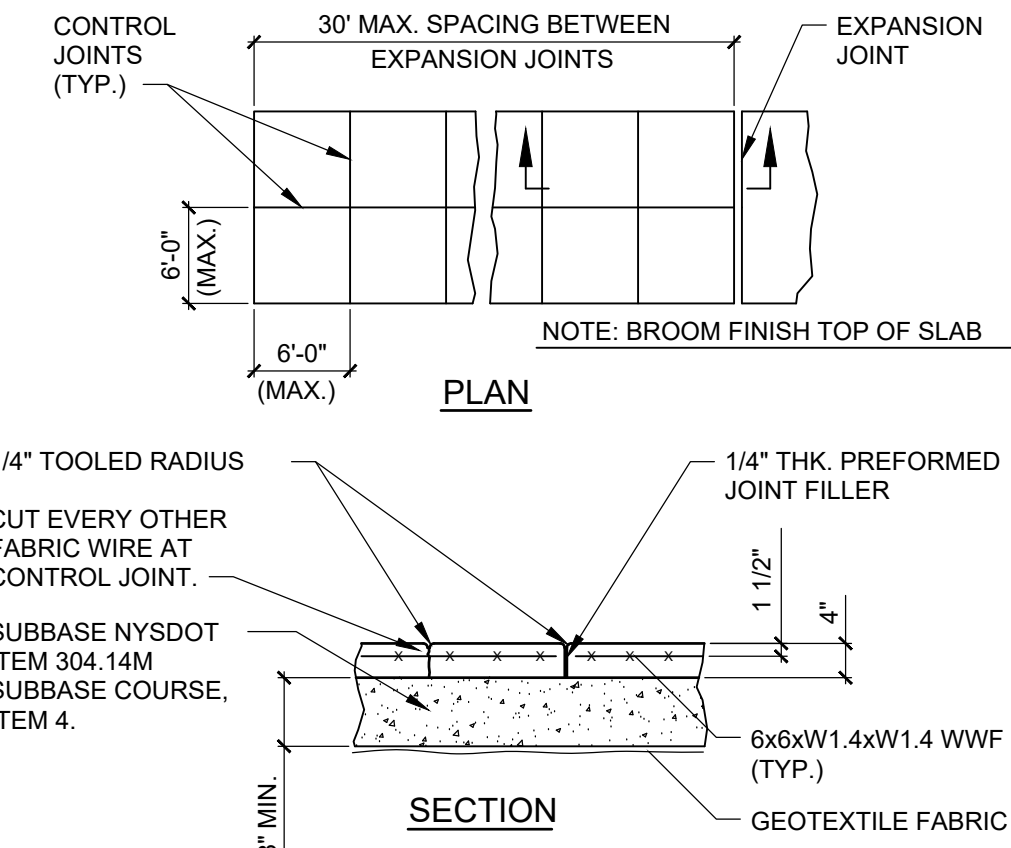
TYPICAL ASPHALT PAVEMENT SECTION
N.T.S.



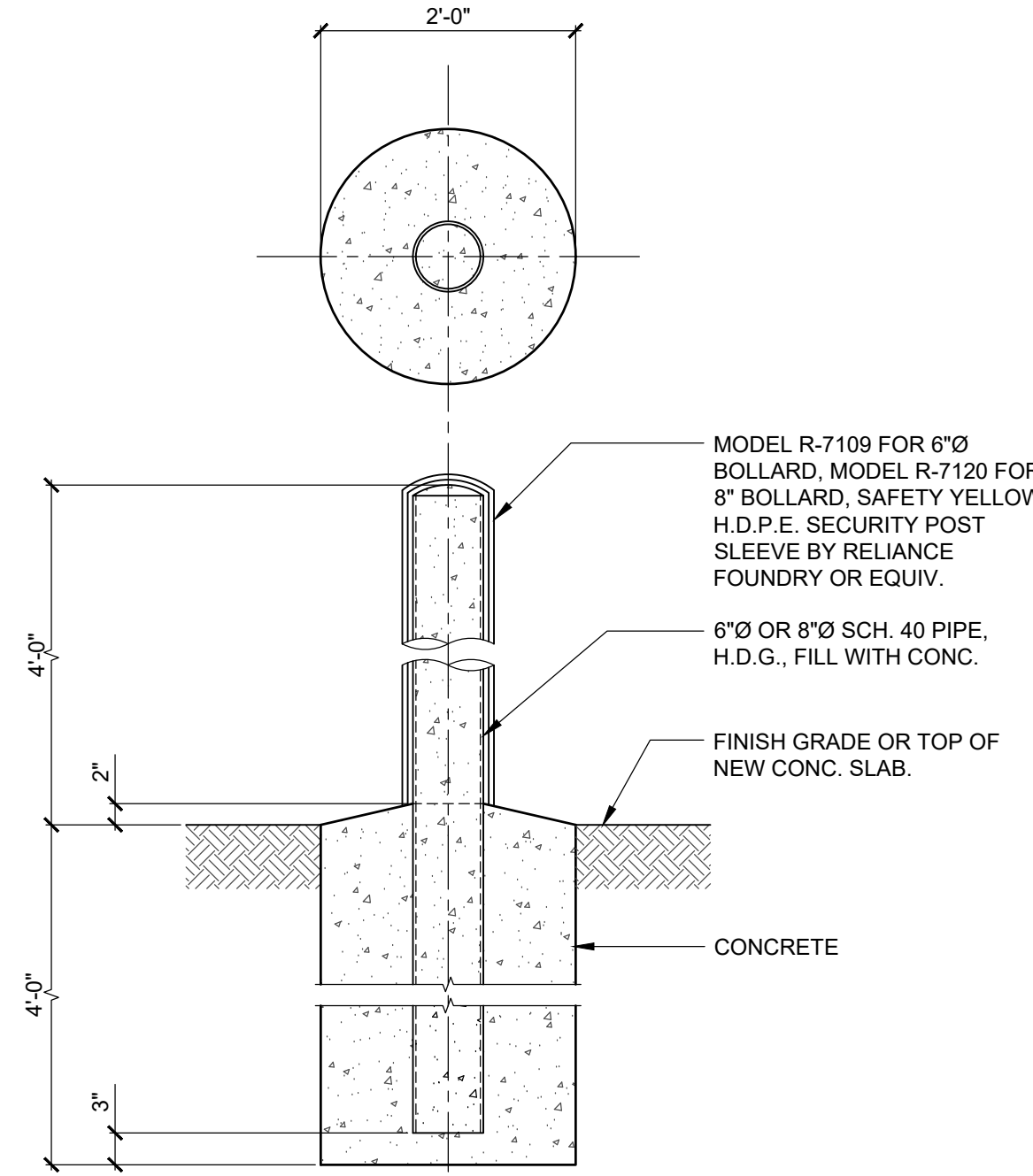
TYPICAL VEGETATED SWALE DETAIL
N.T.S.



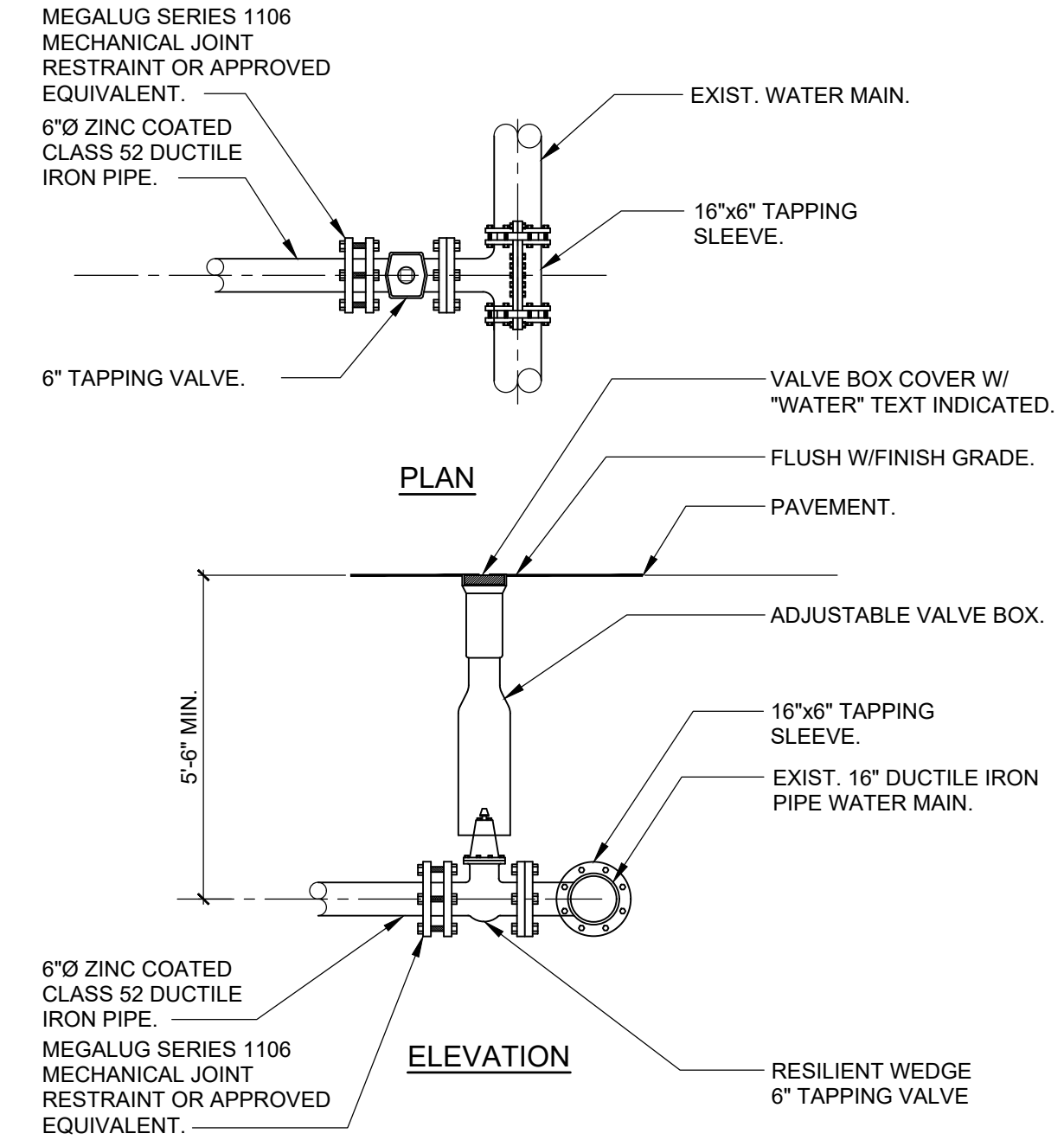
MODIFIED CATCH BASIN DETAIL
N.T.S.



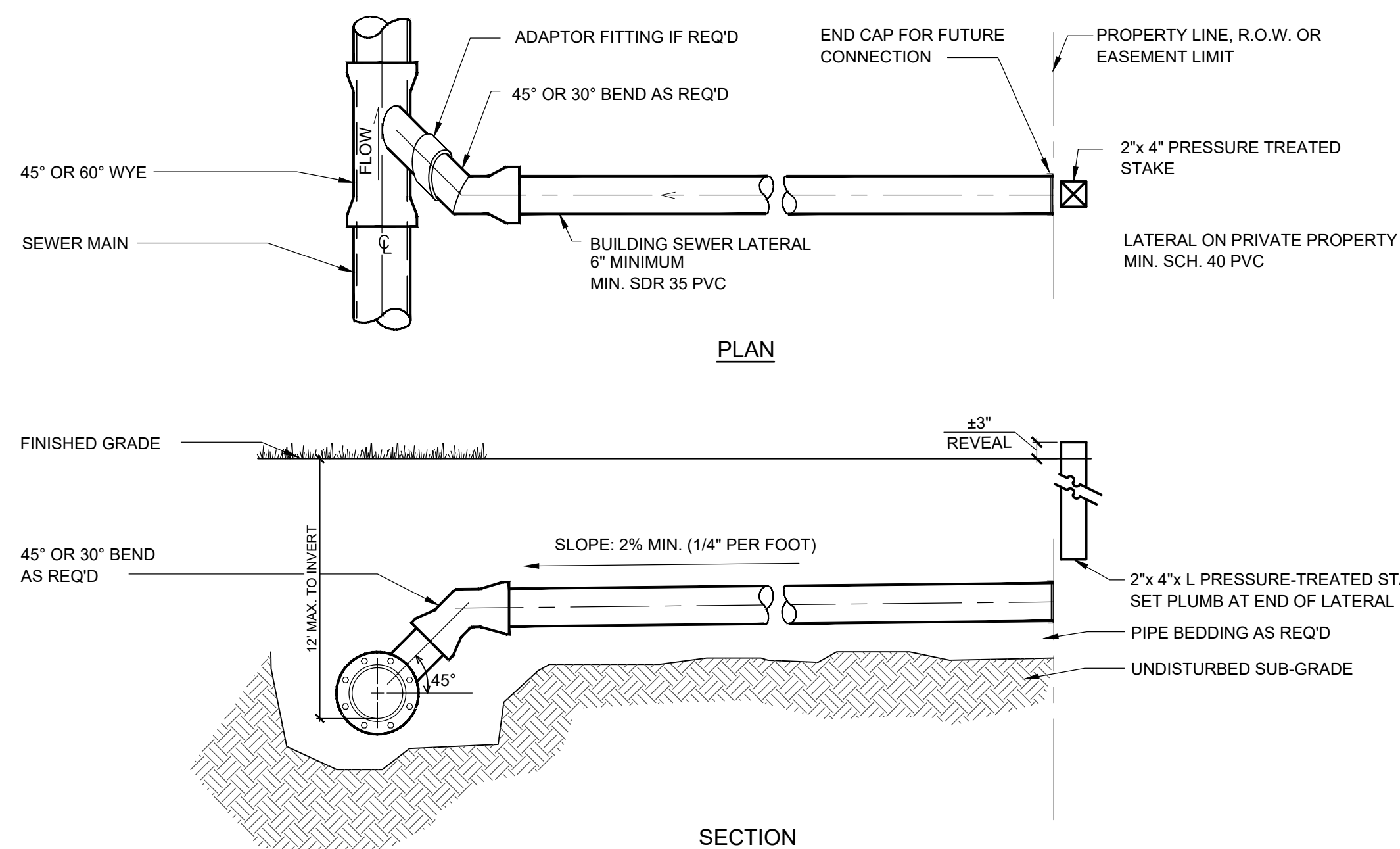
TYPICAL SIDEWALK DETAIL
N.T.S.



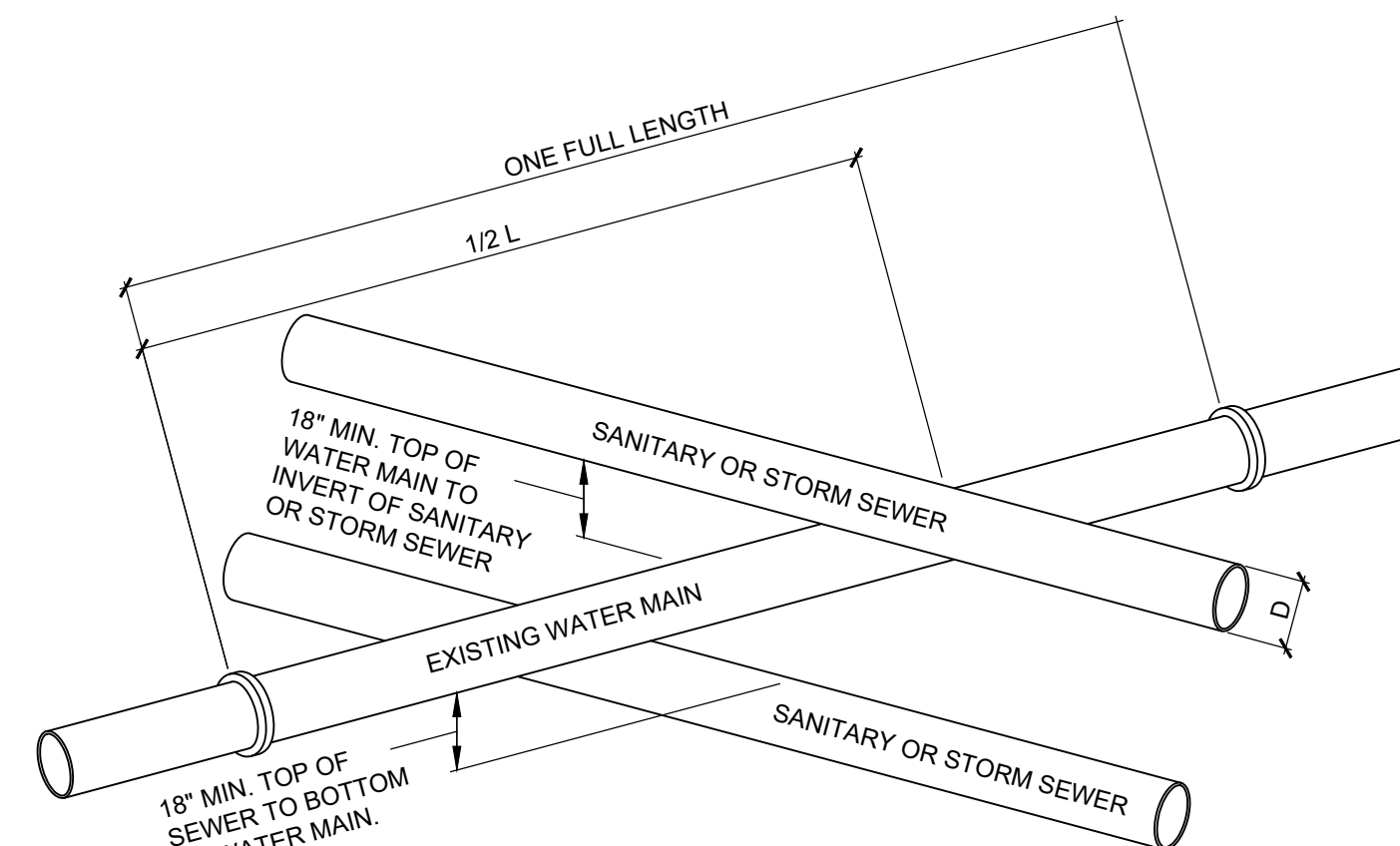
TYPICAL BOLLARD DETAIL
N.T.S.



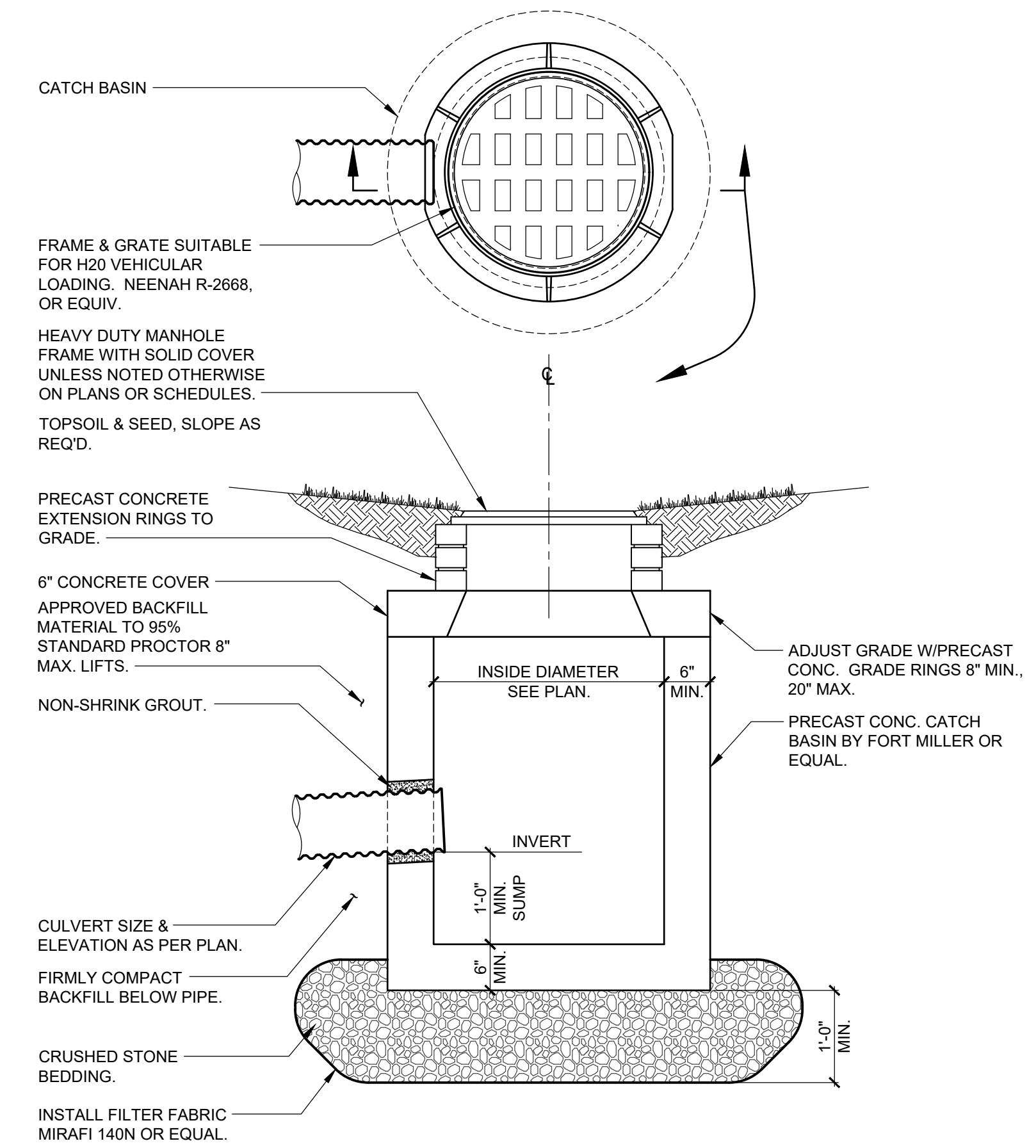
TAPPING SLEEVE AND VALVE DETAIL
N.T.S.



SEWER SERVICE CONNECTION
N.T.S.



TYPICAL SECTION - WATER/SANITARY STORM SEWER SEPARATION REQUIREMENTS.
N.T.S.



CATCH BASIN DETAIL
N.T.S.

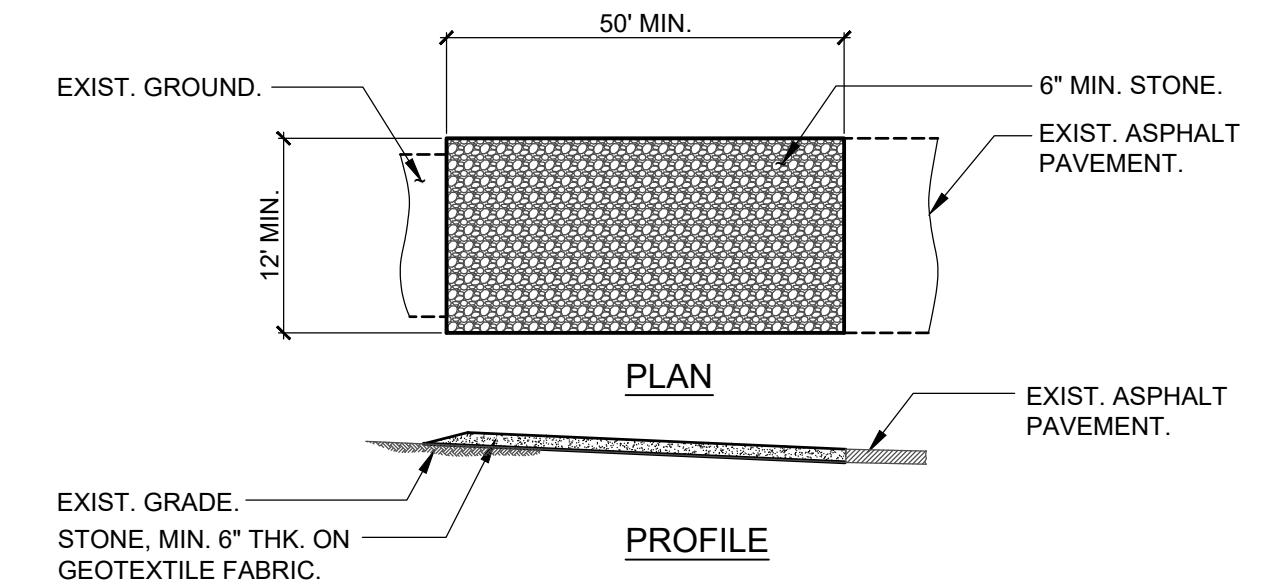
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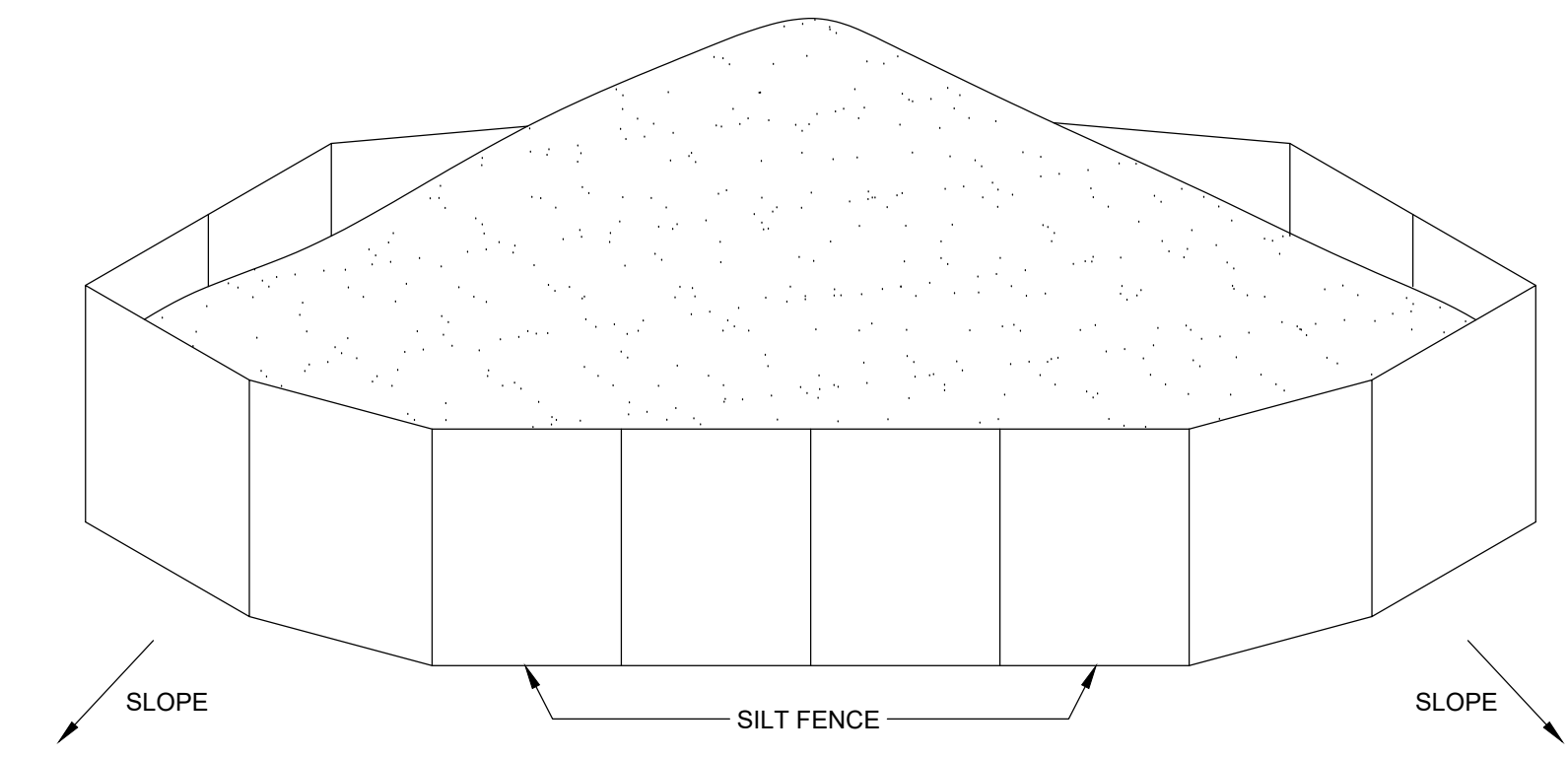
CIVIL DETAILS

C-502



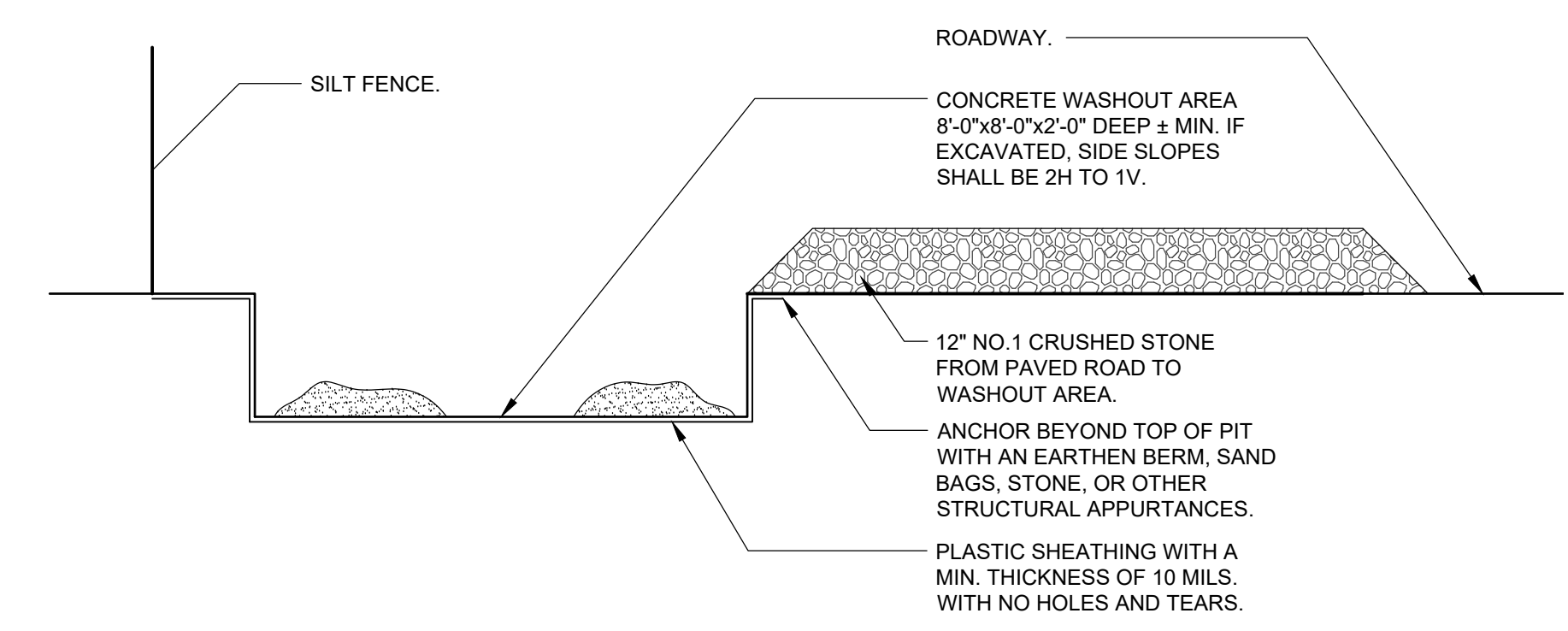
- NOTES**
- STONE SHALL CONFORM WITH NYS DOT SPEC. SECTION 703-02 SIZE DESIGNATION 3.
 - GEOTEXTILE FABRIC SHALL BE MIRAFI 600X OR EQUIVALENT.
 - PERIODICALLY TOP-DRESS ENTRANCE WITH NEW STONE AS SEDIMENT ACCUMULATES. ALL SEDIMENT DROPPED OR WASHED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



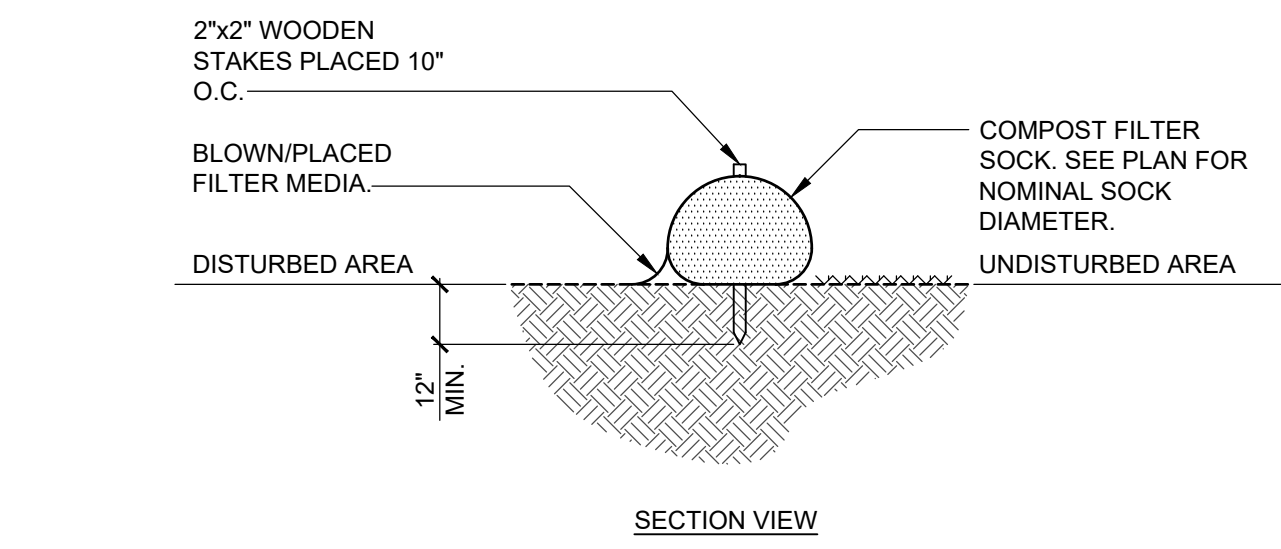
- NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
 - SILT FENCE SHALL BE PLACED 5'-0" DOWNSLOPE OF EACH PILE. UPON COMPLETION OF SOIL STOCKPILING, TOPSOIL SHALL BE STABILIZED WITH SEED AND MULCH IF NOT TO BE DISTURBED/UTILIZED WITHIN 14 DAYS.
 - SEE ADDITIONAL DETAILS FOR INSTALLATION OF SILT FENCE.
 - TEMPORARY PERIMETER DIKES MAY BE REQUIRED TO DIRECT CLEAN RUNOFF FROM STOCKPILE AREAS. REFER TO EROSION AND SEDIMENT CONTROL PLAN.

SOIL STOCKPILE STABILIZATION
N.T.S.

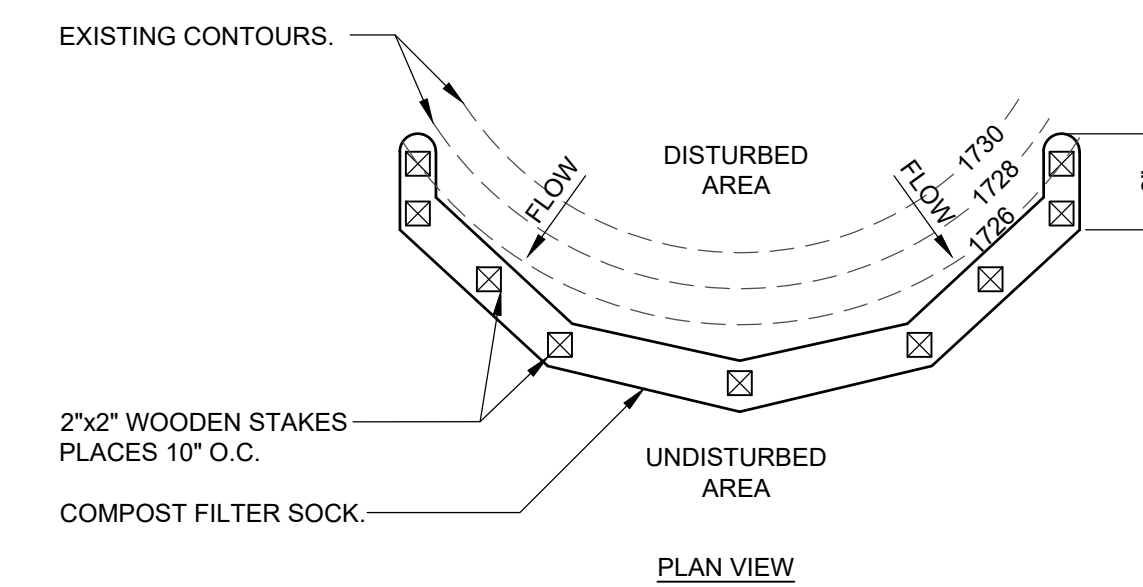


- NOTES:**
- ALL CONCRETE WASH FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
 - ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
 - DISPOSE OF HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL OR ON-SITE IF INDICATED IN THE APPROVED SWPPP.
 - THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN OUT AND FILL IN THE WASHOUT AREA TO THE ADJACENT GRADE LEVEL.

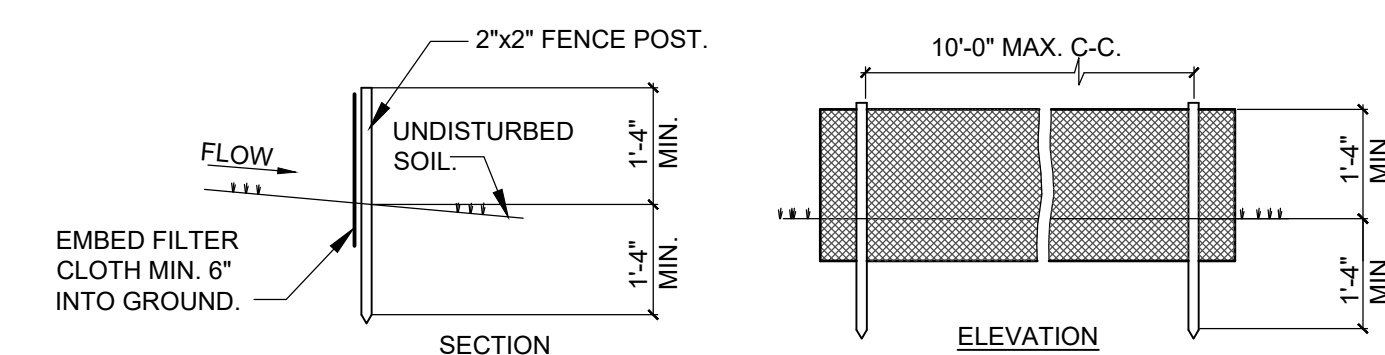
CONCRETE WASHOUT AREA
N.T.S.



SECTION VIEW

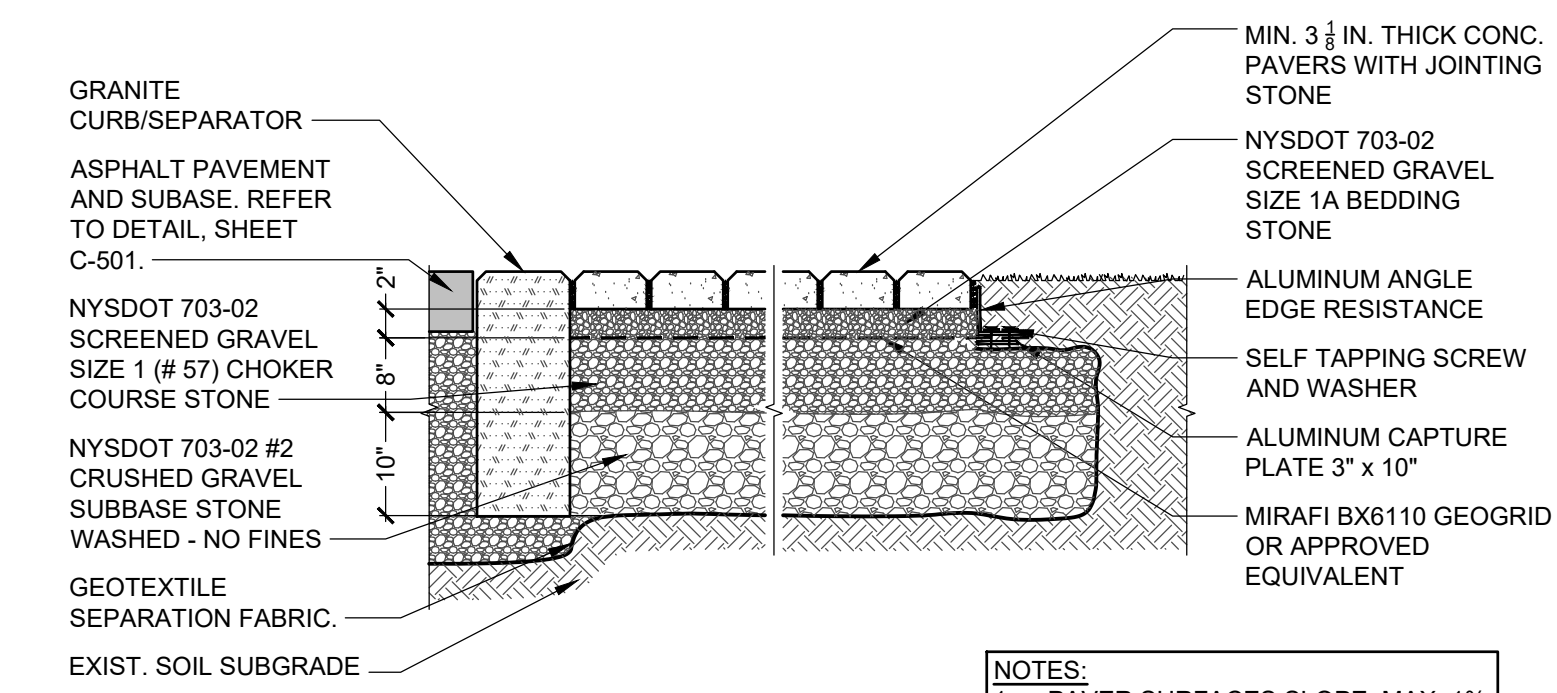
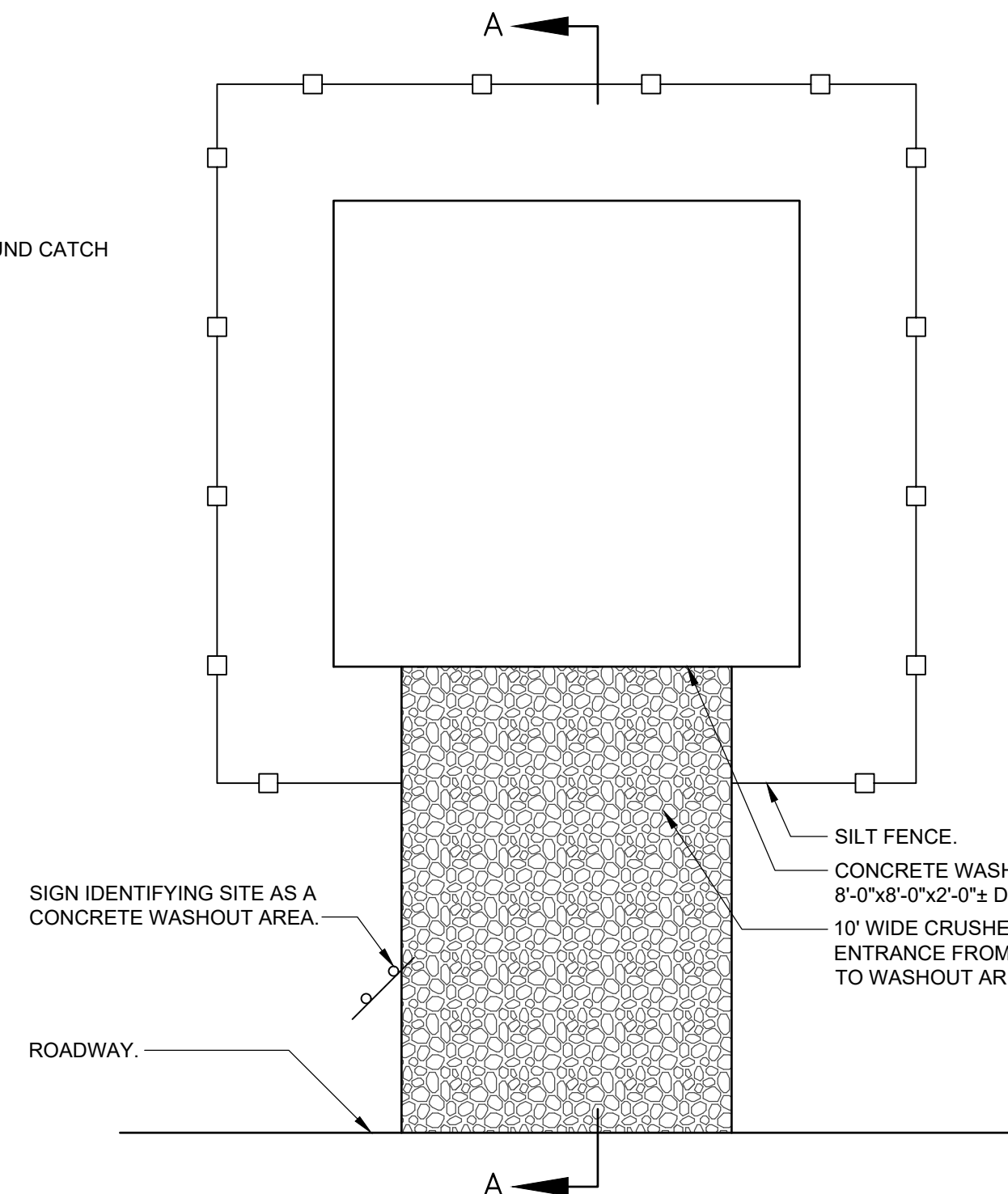


SILT SOCK DETAIL
N.T.S.



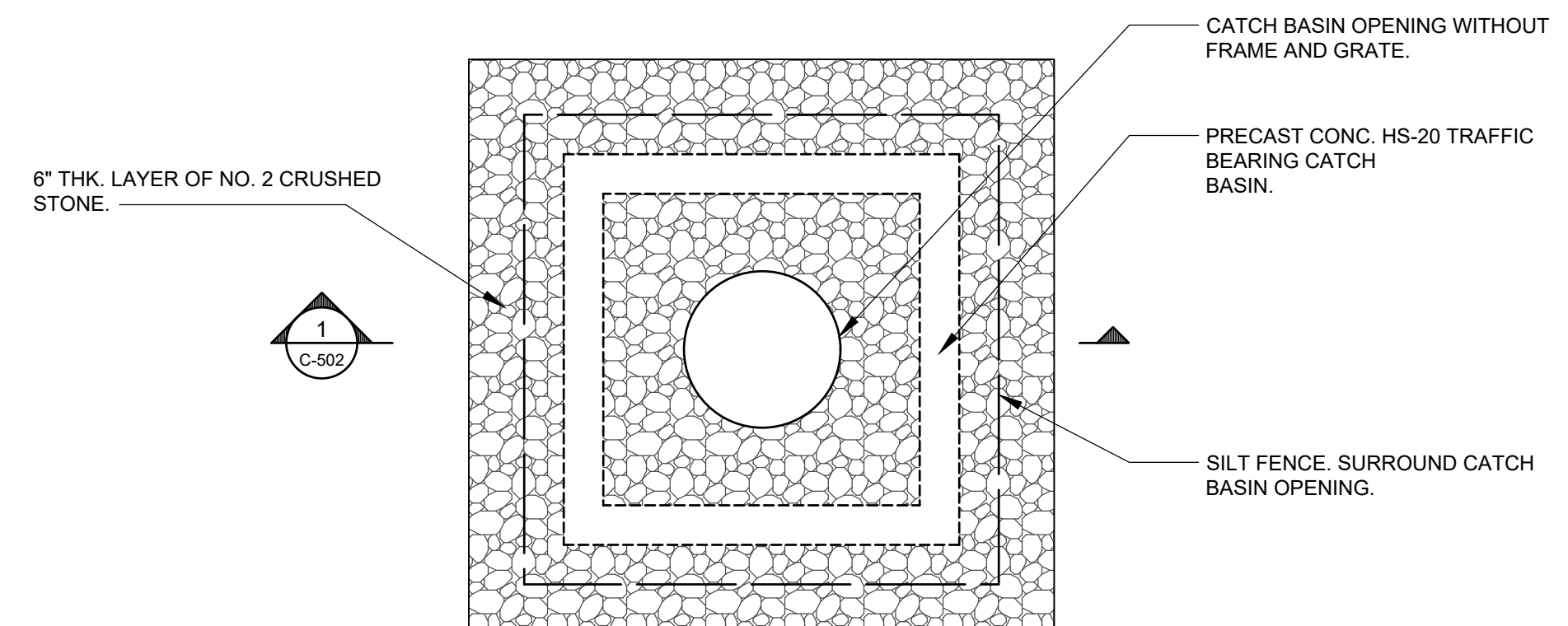
- NOTES**
- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH STAPLES OR TIES AT 6" MAX. SPACING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
N.T.S.

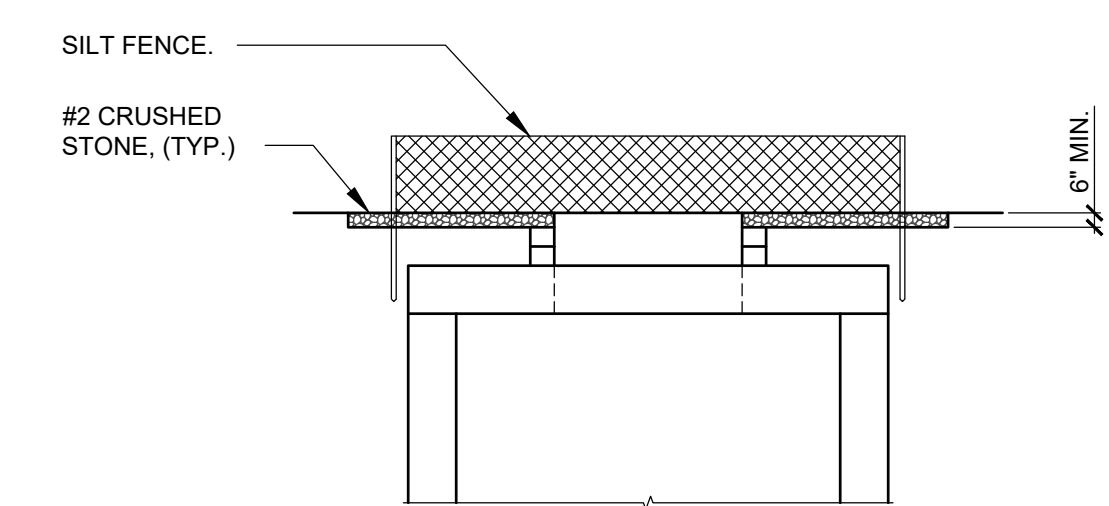


- NOTES:**
- PAVER SURFACES SLOPE: MAX. 1%
 - SOIL SUBGRADE MAX. SLOPE: 3/4%

PERMEABLE INTERLOCKING CONCRETE PAVEMENT
N.T.S.



CATCH BASIN INLET PROTECTION DETAIL
N.T.S.



SECTION
N.T.S.

Project

Pendragon Theatre

56 Woodruff St.
Saranac Lake, NY 12938

Theater Consultant:

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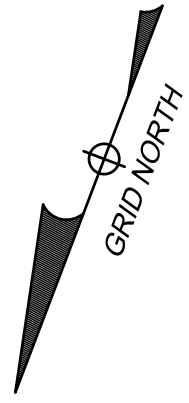
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Seal:

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12 March 2024	1716
Checked By:	
ES	

TRUCK TURNING PLAN

V-100



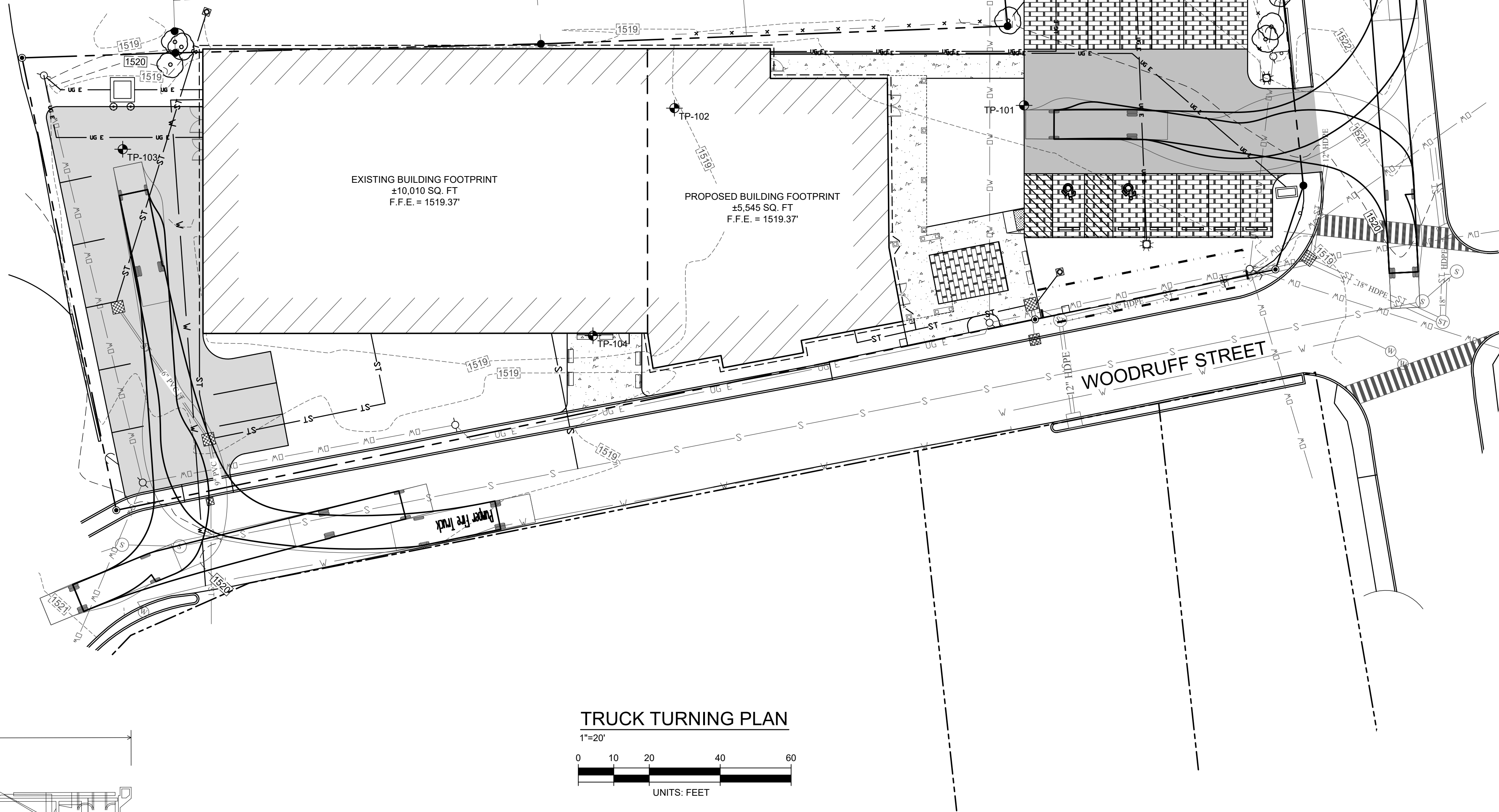
TAX MAP NO. 447.69-5-2
POWERS, MARJORIE P
0.48 ACRES

TAX MAP NO. 447.69-5-3
OCEANS 4 LLC
0.67 ACRES

TAX MAP NO. 447.69-5-4
DELAHANT, THOMAS H
0.24 ACRES

TAX MAP NO. 447.69-5-5
KOUBEK, TROY
0.32 ACRES

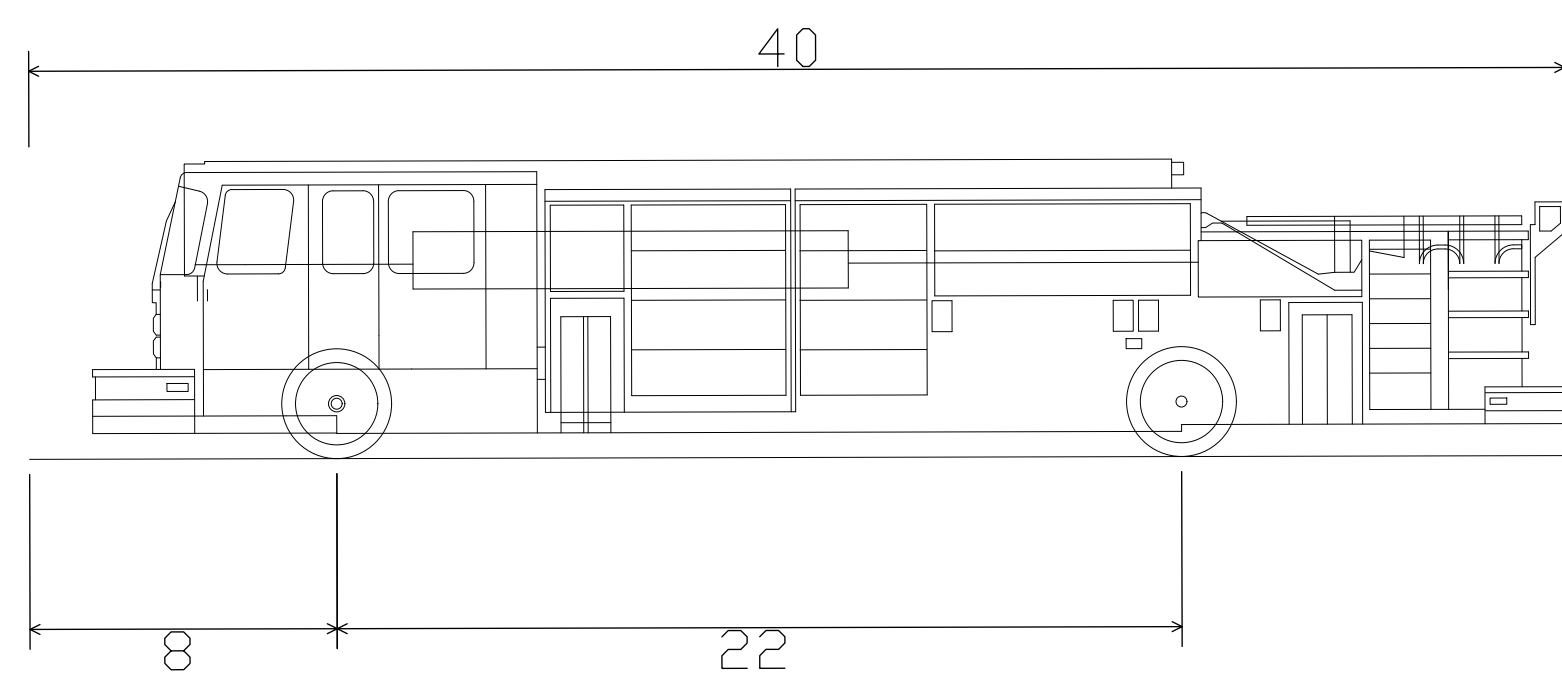
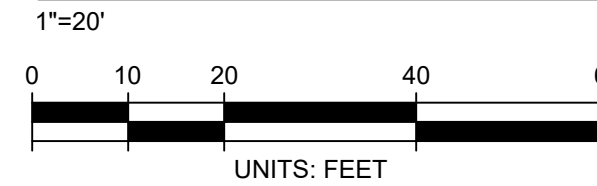
TAX MAP NO. 447.69-5-7
CECUNJANIN, SKENDER
0.15 ACRES



EXISTING BUILDING FOOTPRINT
±10,010 SQ. FT
F.F.E. = 1519.37'

PROPOSED BUILDING FOOTPRINT
±5,545 SQ. FT
F.F.E. = 1519.37'

TRUCK TURNING PLAN



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

TRUCK PROFILE
N.T.S.

LEGEND

- [364] --- EXIST. MINOR CONT.
- [365] --- EXIST. MAJOR CONT.
- [363] --- PROP. CONTOUR
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- ST --- STORM WATER LINE
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- UG E --- UNDERGROUND ELECTRICAL
- X --- PICKET FENCE
- WATER SHUT OFF VALVE
- ⊙ SANITARY SEWER MAN HOLE
- ⊙ STORM WATER MANHOLE
- SPOT ELEVATION
- CONCRETE SURFACE
- ASPHALT SURFACE
- ▨ PERVIOUS PAVEMENT

STORMWATER POLLUTION PREVENTION PLAN

Pendragon Theatre

**56 Woodruff Street
Saranac Lake, NY 12983**

March 12, 2024

OWNER:

**Pendragon Theatre
15 Brandy Brook Ave
Saranac Lake, NY 12983**

CONTRACTOR:

To Be Determined

PREPARED BY:

**SRA Engineers
453 Dixon Rd., Bldg. 3, Ste. 7
Queensbury, NY 12804
(518) 761-0417**

SRA Project # 20-664

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LIST OF APPENDICIES:

Appendix A: Site Location Map

Appendix B: Site Soil Survey

Appendix C: Stormwater Site Pans

Appendix D: Short Environmental Assessment Form

Appendix E: Operation and Maintenance Plan and Inspection

1.0 PROJECT DESCRIPTION

This Stormwater Pollution Prevention Plan (SWPPP) has been prepared for the redevelopment of an existing site to be used as the new Pendragon Theatre, located at 56 Woodruff Street in the Village of Saranac Lake, Franklin County, NY. This SWPPP complies with and has been developed following, Town of Saranac Lake Code, Part II: General Legislation, Chapter 106: Development Code, Part 4: Land development Regulations, Article XVIII: Stormwater Control, Section 106-140.

1.1 DESCRIPTION OF EXISTING SITE

The property (Tax Map I.D. 447.69-5-1) is a ±0.82 acre site zoned Principal Commercial (E-2) in the Village of Saranac Lake, NY. The site is located at 56 Woodruff Street. A location map has been provided in Appendix A. The existing property consists of an existing commercial building to be renovated and additions to be added. The site consists of a relatively flat area that slopes gently towards Woodruff Street and consists primarily of fill. The remainder of the site is primarily developed with building, asphalt, and concrete. Runoff from the site drains to the existing municipal storm sewer that discharges to the Saranac River located approximately 50 ft. northeast.

1.2 DESCRIPTION OF DEVELOPMENT

This project is located closest to Woodruff Street with parking closest to Church Street. The project involves the removal of the existing asphalt and concrete and the expansion of an existing building on site, including landscaping, and associated improvements. A permanent entrance currently exists to Church Street that will remain. The proposed site design will result in the net reduction of more than 8,700 square feet (26%) of existing impervious surfaces.

2.0 SITE CHARACTERISTICS

2.1 DESCRIPTION OF EXISTING SOILS

The soil characteristics were researched by obtaining soil maps and test pits were performed on January 12, 2024 to obtain site specific data. The soil mapping software utilized was The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/>). This software generates a map and report that can be found in appendix B. The soil data found utilizing this map is presented in Table 1.

Table 1 Soil Survey Data:

Map Symbol & Description	Hydrologic Soil Group	Permeability (inches/hour)	Depth to Water Table (inches)	Depth to Restrictive Feature (inches)
AnA – Adams- Loamy fine sand, relatively flat	A	0.14 to 14.17	>80"	>80"
W – Water				

The test pits revealed a mix of soil types, building material, wood and debris indicating that much of the existing site is built upon fill material.

2.2 RECEIVING WATER BODIES

The waterbody in which runoff from the project site will discharge is the Saranac River located approximately 50 ft. northeast of the property.

2.3 CRITICAL ENVIRONMENTAL AREAS

The site is not located within a mapped critical environmental area.

2.4 THREATENED OR ENDANGERED SPECIES

The site does not contain any species of animal, or associated habitats, listed by the State or Federal Government as threatened or endangered.

2.5 HISTORIC PLACES

The site is not located in a State or National Historic District or Building or an archaeologically sensitive area. It is adjacent to the Church Street historic district.

2.6 WETLANDS AND REGULATED WATERBODIES

Using the NYSDEC Environmental Resource Mapper it was determined that the site, or lands adjacent contain wetlands or other waterbodies regulated by a federal, state, or local agency. The project site is approximately 50 ft. from the Saranac River.

2.7 FLOOD PLAINS

The National Flood Insurance Program Flood Insurance Rate Map (FIRM) for the Village of Saranac Lake, New York, community panel number 3602730001C indicates that this project is within flood zone X. Flood zone X is characterized by a flood chance of less than 0.2% annually.

2.8 WATERSHED DESIGNATION

This site is located within the Lake Champlain drainage basin. Runoff from the site discharges to the Saranac River to the northeast, eventually flowing into Lake Champlain in Plattsburg.

2.9 HAZARDOUS WASTE REMEDIATION

According to the NYSDEC Environmental Assessment Form Mapper, neither this site nor any adjoining site has been the subject of any hazardous waste remediation. According to the owner an underground storage tank (UST) was discovered on the property and removed in 2023 to the NYSDEC's satisfaction.

3.0 SEDIMENT AND EROSION CONTROLS

Sediment and erosion controls work to minimize sediment load and erosion caused by stormwater discharges from the site both during and after construction. These practices should be installed prior to any site disturbance and installation and maintenance should follow the standards presented in New York State Standards and Specifications for Erosion and Sediment Control (Blue Book).

3.1 TEMPORARY AND PERMANENT SEDIMENT AND EROSION CONTROLS

The following is a list of planned sediment and erosion controls necessary for this site along with abbreviated descriptions of installation and material specifications. Please read the Blue Book for a comprehensive description or for potential practice alternatives.

3.1.1 Silt Fences (Pg. 5.54, Blue Book)

Silt fence works by intercepting sediment laden runoff from small disturbed drainage areas and allowing settlement of the sediment by means of temporary ponding.

3.1.1.1 Installation Requirements

Silt fences should only allow a maximum ponding depth of 1.5 feet behind the fence with no concentrated water flowing into the barrier. Posts should be spaced a maximum of 10 feet and buried a minimum of 16 inches. Filter fabric should be buried a minimum of 6 inches and should have a height of at least 18 inches. Fence posts should be a minimum of 36 inches long with a minimum cross-sectional area of 3.5 square inches and shall be made of sound quality hardwood. Steel posts shall be a standard T and U section weighing not less than 1.00 pound per linear foot. Where silt fence sections adjoin each other, the fabric shall be overlapped a minimum of 6 inches and folded. The geotextile filter fabric shall be placed on the upstream side of the posts. Silt fence on wood posts may be attached using several staples, for metal posts three plastic ties (50 lb. test strength) should be used per post. The soil on both sides of the silt fence should be compacted by driving a vehicle exerting at least 60 psi of pressure 2-4 times.

3.1.1.2 Material requirements

The silt fence fabric shall meet all criteria set forth in the following table:

Table 2 – Silt Fence Material Properties

Fabric Properties	Minimum Acceptable Value	Test Method
Grab Tensile Strength (lbs.)	110	ASTM D 4632
Elongation at Failure (%)	20	ASTM D 4632
Mullen Burst Strength (psi)	300	ASTM D 3786
Puncture Strength (lbs)	60	ASTM D 4833
Minimum Trapezoidal Tear Strength (lbs)	50	ASTM D 4533
Flow Through Rate (gal/min/sf)	25	ASTM D 4491
Equivalent Opening Size	40-80	US Std. Sieve ASTM D 4751
Minimum UV Residual (%)	70	ASTM D 4355

3.1.1.3 Maintenance Requirements

Silt fence has a maximum period of use of approximately one year due to degradation of the fabric due to exposure to ultraviolet radiation. Silt fence that has been in place for more than one year should be replaced. Sediment that has accumulated behind the silt fence should be removed when a noticeable “bulge” has formed in the fence. Fallen posts may be reset and the

soil on either side be recompact. Broken posts and ripped or frayed portions of fabric should be removed and replaced.

All silt fence shall be removed as soon as the disturbed area has achieved final stabilization.

3.1.2 Catch Basin Inlet Protection (Pg. 5.57 Blue Book)

Catch basin inlet protection works to prevent sediment laden water from entering a storm drain system through the systems inlets. This practice may have a maximum of 1 acre of tributary area and is not to be used in place of sediment trapping devices.

3.1.2.1 Installation Requirements

During construction the contractor may pick any of the five specified types of storm drain inlet protection practices listed in the Blue Book. These practices include: Excavated Drop Inlet Protection, Fabric Drop Inlet Protection, Stone & Block Drop Inlet Protection, Paved Surface Inlet Protection and Manufactured Insert Inlet Protection. Each of these five have optimal use in certain scenarios that may vary during construction. Install the inlet protection where indicated on the site plans. Installation requirements for these practices may be found in the Blue Book.

3.1.2.2 Material Requirements

The material requirements will vary based on the selected practice. Please see the material requirements listed in the Blue Book.

3.1.2.3 Maintenance Requirements

All storm drain inlets should be inspected after every storm for silt accumulation. Sediment should be removed and returned to site when the selected inlet protection has reached 50% capacity.

3.1.3 Stabilized Construction Access (Pg. 2.30 Blue Book)

The purpose of a stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets. A stabilized construction entrance is a stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving the construction site.

3.1.3.1 Installation Requirements

The entrance must be a minimum of 24 feet wide and at least 50 feet long. The aggregate bed shall be a minimum of 6 inches thick. Piping of surface water under the entrance shall be provided as required. If piping is impossible a mountable berm with 5:1 slopes will be permitted.

3.1.3.2 Material Requirements

The geotextile shall be a woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydro-carbons, mildew, rot resistant, and conform to the fabric properties in the following table:

Table 3 – Construction Entrance Bedding Fabric Material Properties

Fabric Properties³	Light Duty Roads Grade Subgrade¹	Test Method
Grab Tensile Strength (lbs)	200	ASTM D1692
Elongation at Failure (%)	50	ASTM D1682
Mullen burst Strength (lbs)	190	ASTM D3786
Puncture Strength (lbs)	40	ASTM D751 Modified
Equivalent Opening Size	40-80	US Std Sieve CW-02215
Aggregate Depth	6	-
¹ Light Duty Road: Area sites that have been graded to subgrade and where most travel would be single axle vehicles and an occasional multi-axle truck. Acceptable materials are Trevira Spunbond 1115, Mirafi 100X, Typar 3401, or equivalent ² Heavy Duty Road: Area sites with only rough grading, and where most travel would be multi-axle vehicles. Acceptable materials are Trevira Spunbond 1135, Mirafi 600X or equivalent. ³ Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.		

The bed aggregate shall be a matrix of 1-4 inch stone or reclaimed or recycled concrete.

3.1.3.3 Maintenance Requirements

The aggregate should remain clean enough to effectively remove dirt and mud from vehicles entering and exiting the site. Should the aggregate become ineffective remove the used aggregate and replace with fresh aggregate. If ponding is occurring at the entrance steps should be taken to ensure that water has means to drain properly away from the entrance.

3.1.4 Dust Control (Pg. 2.25 Blue Book)

Dust control may be necessary during construction should on-site dust generation exceed the standards deemed by either the owner or the applicable local and state dust control requirements.

3.1.4.1 Installation Requirements

For non driving areas dust may be controlled with the use of vegetative cover, mulch or spray adhesives. For driving areas dust may be controlled using sprinkling, polymer additives, barriers or windbreak. Polymer additive application may only take place with written approval from the NYSDEC. For more information on these methods please see the Blue Book.

3.1.4.2 Material Requirements

For spray adhesive and polymer additive dust control solutions Material Safety Data Sheets shall be provided to all applicators working with the materials. All other material requirements can be found in the Blue Book.

3.1.4.3 Maintenance Requirements

The dust control methods shall be applied as necessary during construction to maintain an air quality deemed acceptable by the owner and/or the State of New York until the site has stabilized.

3.1.5 Temporary Soil Stockpiles

3.1.5.1 Installation Requirements

Temporary soil stockpiles may be needed during construction and shall be placed in an area away from storm drainage, water bodies and/or water courses. Temporary soil stockpiles shall be stabilized with vegetation and/or mulch when it will not be utilized for more than one week. Silt fence shall surround the stockpile and be placed 10 feet from the toe of the slope. Mulch will be installed on the stockpile using an anchoring method described in table 4.3 on page 4.41 of the Blue Book.

3.1.5.2 Material Requirements

Silt fence shall meet the requirements set forth in section 3.1.1.2 of this document. Mulch will be applied at a rate found in table 4.2 on page 4.40 of the Blue Book.

3.1.5.3 Maintenance Requirements

Mulch will be replaced as necessary to maintain coverage over the entire stockpile. Silt fence will be maintained following the requirements set forth in section 3.1.1.3 of this document.

3.2 PERMANENT SEDIMENT AND EROSION CONTROLS

These sediment and erosion control practices should be completed after construction has completed.

3.2.1 Permanent Construction Area Planting (Pg. 4.42 Blue Book)

Permanent Construction Area Plantings will be necessary to terminate the general permit and finish construction.

3.2.1.1 Installation Requirements

The establishment of permanent grasses and/or shrubs to provide a minimum 80% perennial vegetative cover on areas disturbed by construction. Seeding may be performed at any time of year if properly mulched and adequate moisture is provided. The optimal time for general seed mixture is early spring. Late June through early August is a suboptimal time however it may facilitate covering the land without additional disturbance. Broadcasting, drilling, cultipack type seeding or hydroseeding are all acceptable methods. Mulching is essential and the optimum benefits of mulching are obtained with the use of small grain straw applied at a rate of 2 tons per acre and anchored with a netting or tackifier. Irrigation may be necessary should there be a drought shortly after a new seeding.

3.2.1.2 Material Requirements

Mulch should meet the requirements in Table 4.2 on page 4.40 of the Blue Book. Seed mixes may vary depending on the location in the State as well as what is wanted by the owner. The

seed mix should contain perennial plants that will provide adequate coverage for the type of underlying soil. A general seed mix can be found in this section of the Blue Book.

3.2.1.3 Maintenance Requirements

Irrigation application rate should not exceed the application rate for the soil or subsoil. Care should be taken when disconnecting irrigation pipes to ensure that discharge from the pipes does not create an erosion concern.

3.3 CONSTRUCTION PHASING

The project is estimated to begin in 2024 and will be completed in one phase over several months. The construction sequence shall be as follows:

- Installation of catch basin inlet protection, silt fencing and construction fencing
- Installation of construction access
- Demolition of existing building and construction of building addition
- Construction of all new hardscaping, sidewalk, pavers, etc.
- Site paving
- Final landscaping and planting
- Removal of temporary erosion and sediment control measures following establishment of vegetation

All erosion and sediment control practices shall be monitored and installed in accordance with the specifications in the Blue Book.

4.0 POLLUTION PREVENTION

4.1 POTENTIAL SOURCES OF POLLUTION

Construction activities may introduce a variety of pollutants at any point of the construction process. The source and type of these potential pollutants are as follows.

4.1.1 *Potential Sources of Sediment to Stormwater Runoff:*

- Clearing and grubbing operations
- Grading and site excavation operations including stockpiling
- Dewatering operations if there is high groundwater
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations

4.1.2 *Potential Sources of Pollutants Other Than Sediment*

- Combined Staging Area – Fueling activities, minor equipment maintenance and sanitary facilities.
- Materials Storage Area – General building materials, solvents, adhesives, paving materials, paints, aggregates, trash, etc.

- Construction Activity-utility installation, concrete pouring, leaking construction equipment
- Concrete Washout Area

4.2 POLLUTION PREVENTION MEASURES

4.2.1 Sediment Pollution Prevention Measures

Sediment pollution will be prevented by the use of the sediment and erosion control devices listed in Section 3.0 of this document. Should the contractor or inspector notice sediment laden water leaving the site additional measures approved in the Blue Book should be implemented to amend the issue as soon as possible.

4.2.2 Other Pollution Prevention Measures (Pg. 2.29 Blue Book)

All state and federal regulations shall be followed for the storage, handling, application, usage and disposal of pesticide, fertilizers and petroleum products. The vehicle and construction equipment staging, and maintenance areas will be located away from all drainage ways with their parking areas graded so the runoff from these areas is collected, contained and treated prior to discharge from the site. Sanitary facilities will be provided for on-site personnel. Store cover, and isolate construction materials including topsoil and chemicals to prevent runoff of pollutant and contamination of groundwater and surface waters. A spill prevention and control plan should be developed and implemented that should include NYSDEC's spill reporting and initial notification requirements. Provide adequate disposal for solid waste including woody debris, stumps and other construction waste. Refueling equipment shall be located at least 100 feet from all wetlands, streams and other surface waters.

5.0 PERMANENT STORMWATER CONTROLS

This project does not involve the disturbance of more than one-acre. Therefore, post-construction permanent stormwater runoff controls are not required, and a stormwater permit is not required. Although not required, several stormwater management and drainage improvements were incorporated into the site design.

The removal of existing pavement, introduction of new landscaping, and installation of porous pavers in parking areas will result in a reduction of more than 25% of impervious surfaces. Stormwater runoff from some of the impervious surfaces on the west end of the site, a planting area located between the parking lot and sidewalk along Woodruff Street will be graded to create a low spot. Plants selected for this area will be appropriate in intermittent wet areas and a new catch basin will be installed with its inlet approximately 6" higher than the surrounding grade to promote infiltration. Drainage from the roof will be captured in storm drains and piped to existing stormwater catch basins located on the property, improving the existing situation with roof drainage sheeting directly to the ground surface. Standing surface water that is frequently present on the south side of the existing building will be captured in a new catch basin installed within an easement that is currently being negotiated with the owner of the property at the southeast corner of the building. This will result in dropping the elevation of the standing water and help to prevent flooding against the building in the future.

6.0 REGULATORY AGENCY COORDINATION

Coordination with the following regulatory agencies will be required in order to perform the work that is proposed:

Village of Saranac lake:

- Site Plan Review
- Area Variance

7.0 CERTIFICATIONS

CERTIFICATION BY ENGINEER

This SWPPP has been prepared in accordance with the New York State Department of Environmental Conservation's technical standards for erosion and sediment controls as detailed in the New York Standards and Specifications for Erosion and Sediment Control, published by the Empire State Chapter of the Soil and Water Conservation Society.

Water quality and water quantity controls (post-construction stormwater control practices) have been designed in accordance with the NYS DEC technical standards detailed in the "New York State Stormwater Management Design Manual."

Signature:  _____

Date: 3/18/2024

Title Principal Engineer

Company Name SRA Engineers

SWPPP Report Prepared by:



Erik Sandblom, P.E.
Principal, SRA

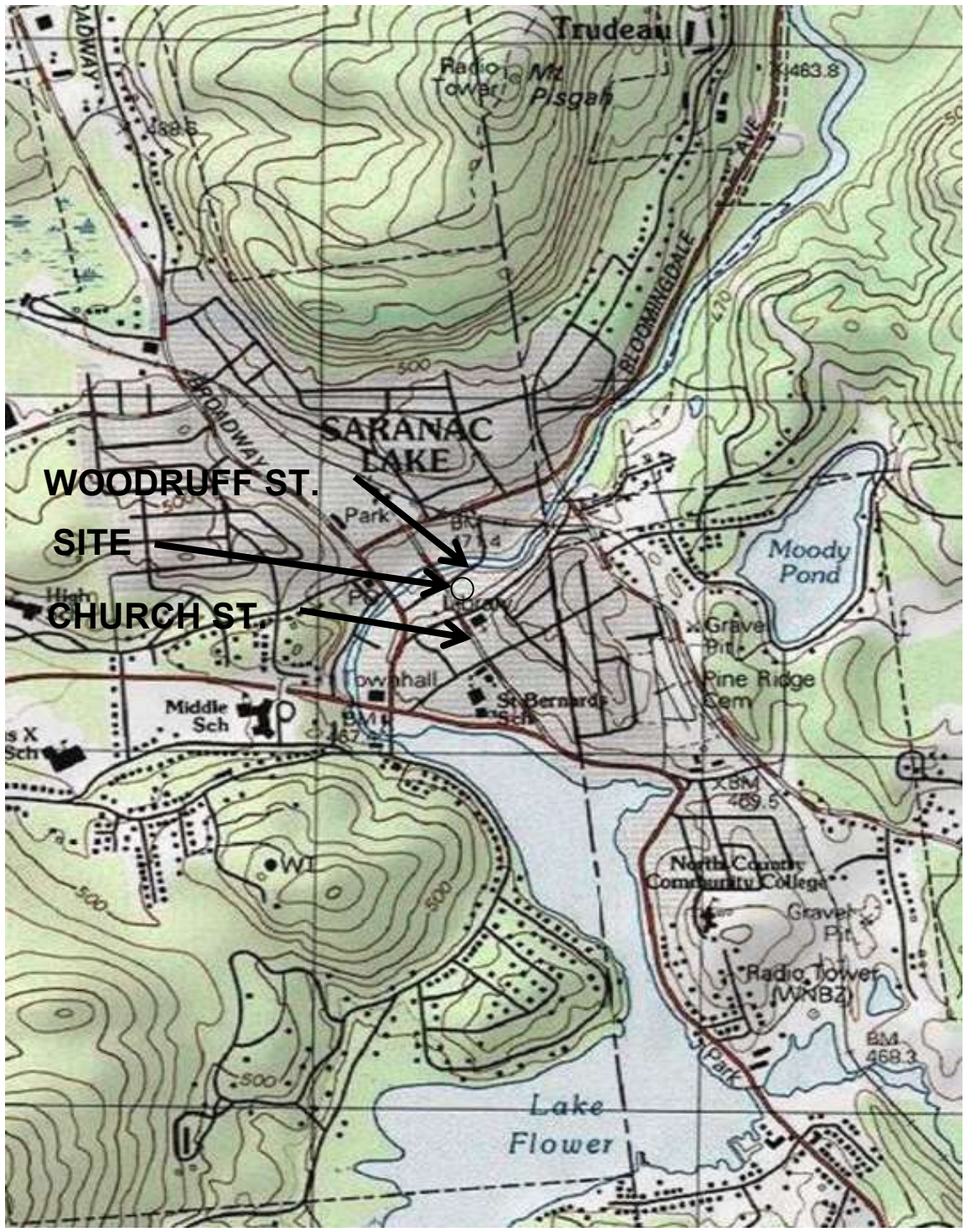


Anthony DeGregorio, E.I.
Assistant Engineer, SRA

APPENDIX A

Site Location Map

N
O
R
T
H



SRA Project: 20-664



453 DIXON ROAD, SUITE 7, BLDG 3
QUEENSBURY, NY 12804
P: 518-761-0417 F: 518-761-0513

Pendragon Theatre Saranac Lake, New York

Aerial Photograph
ArcGIS: USGS USA Topo Map (2013)

Date: 03/12/24 | Drawing No. 1 | Scale: 1:24,000 | By: AMD

APPENDIX B

Site Soil Survey



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Franklin County, New York



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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W—Water.....	15
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

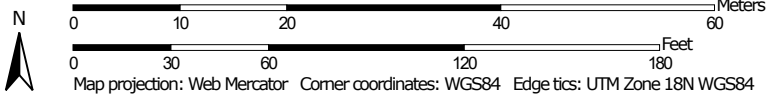
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:707 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, New York
 Survey Area Data: Version 7, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 13, 2023—May 31, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AnA	Adams loamy fine sand, 0 to 3 percent slopes	0.7	89.0%
W	Water	0.1	11.0%
Totals for Area of Interest		0.8	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Franklin County, New York

AnA—Adams loamy fine sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2spk2

Elevation: 1,480 to 2,100 feet

Mean annual precipitation: 35 to 55 inches

Mean annual air temperature: 37 to 45 degrees F

Frost-free period: 100 to 130 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Adams and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Adams

Setting

Landform: Deltas, outwash terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciolacustrine deposits derived from gneiss

Typical profile

Oi - 0 to 0 inches: slightly decomposed plant material

Oa - 0 to 1 inches: highly decomposed plant material

E - 1 to 4 inches: loamy fine sand

Bh - 4 to 7 inches: loamy fine sand

Bhs - 7 to 13 inches: loamy fine sand

Bs - 13 to 17 inches: loamy fine sand

BC - 17 to 24 inches: sand

C1 - 24 to 35 inches: sand

C2 - 35 to 57 inches: sand

C3 - 57 to 79 inches: sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.14 to 14.17 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Custom Soil Resource Report

Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Croghan

Percent of map unit: 5 percent
Landform: Deltas
Landform position (two-dimensional): Foothills
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Convex
Hydric soil rating: No

Duxbury

Percent of map unit: 4 percent
Landform: Outwash terraces
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Colton

Percent of map unit: 4 percent
Landform: Outwash terraces
Landform position (two-dimensional): Shoulder, backslope, summit
Landform position (three-dimensional): Riser, tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Monadnock

Percent of map unit: 1 percent
Landform: Hillsides or mountainsides
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Side slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Wolf pond

Percent of map unit: 1 percent
Landform: Deltas
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

W—Water

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

References

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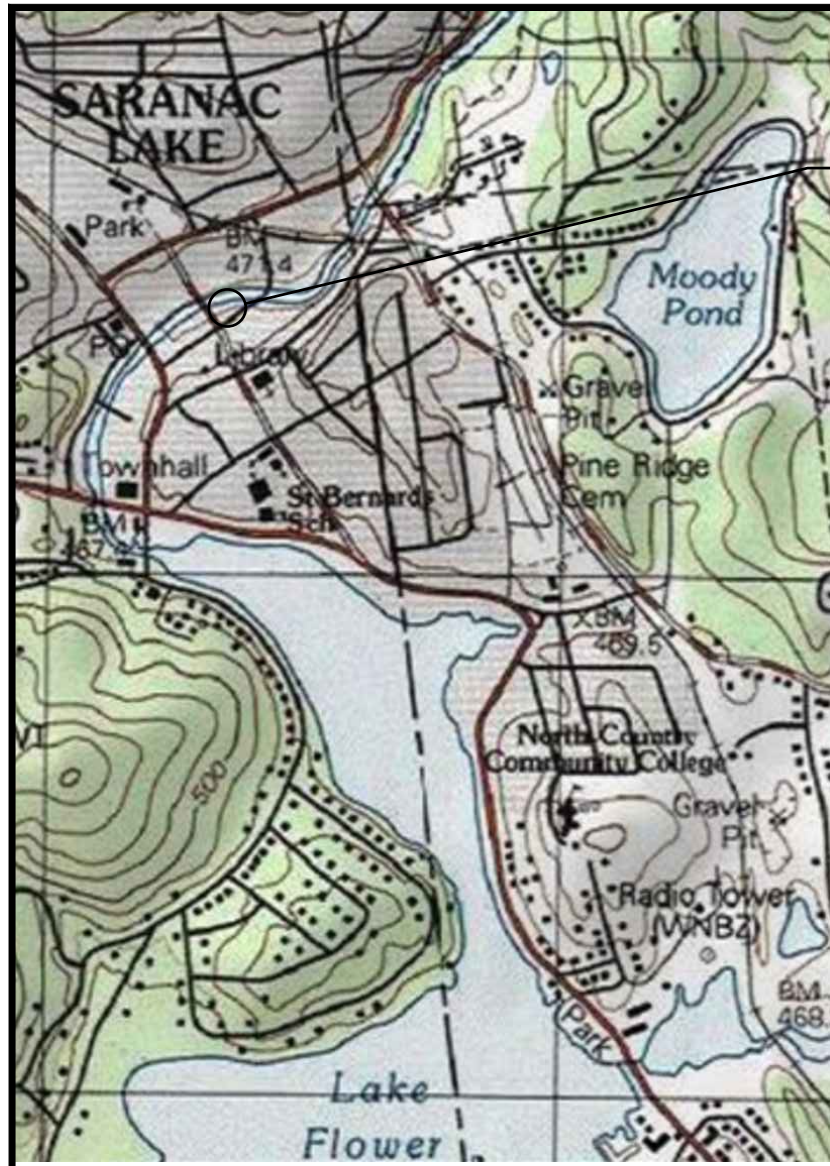
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

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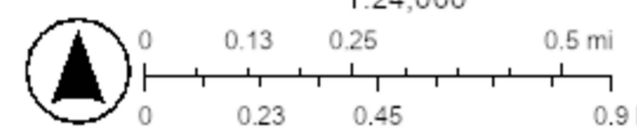
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APPENDIX C

Stormwater Site Plans



PROJECT LOCATION



- EXIST. BUILDING AREA TO BE REMOVED (± 390 SQ. FT.)
- PROP. SILT FENCE (TYP.) SEE DWG. SHEET C-502.
- EXIST. CONC. TO BE REMOVED
- STABILIZED CONSTRUCTION ENTRANCE (TYP.) SEE DETAIL, DWG C-502.
- EXIST. CONC. RETAINING WALL TO REMAIN
- APPROX. LOCATION NEW SIDEWALK. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW UNDERGROUND DATA / COMMUNICATION
- INLET PROTECTION (TYP.) SEE DETAIL, DWG C-502
- APPROX. LOCATION NEW UTILITY POLE. (TYP.) CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW MANHOLE. CONTRACTOR TO CONFIRM LOCATION IN FIELD.
- APPROX. LOCATION NEW STORMWATER LINE

TAX MAP NO. 447.69-5-2
POWERS, MARJORIE P
0.48 ACRES

TAX MAP NO. 447.69-5-3
OCEANS 4 LLC
0.67 ACRES

TAX MAP NO. 447.69-5-4
DELAHANT, THOMAS H
0.24 ACRES

TAX MAP NO. 447.69-5-5
KOUBEK, TROY
0.32 ACRES

TAX MAP NO. 447.69-5-7
CECUNJANIN, SKENDER
0.15 ACRES

TAX MAP NO. 447.69-5-1
PENDRAGON INC.
0.82 ACRES

TAX MAP NO. 447.69-4-14.100
SARANAC LAKE EYE CARE LLC
0.46 ACRES

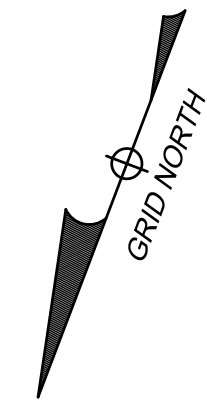
TAX MAP NO. 447.69-4-14.300
SARANAC RIVERWALK LLC
0.23 ACRES

TAX MAP NO. 447.69-4-14.200
RIVER RIFLE LLC.
0.17 ACRES

EXISTING BUILDING FOOTPRINT
±10,400 SQ. FT.
F.F.E. = 1519.37'

WOODRUFF STREET

CHURCH STREET



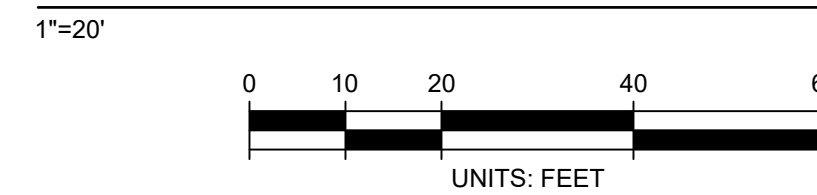
- CONC. WASHOUT AREA. SEE DETAIL, DWG C-502.
- EXIST. TREES TO REMAIN
- EXIST. METAL RAILING TO REMAIN
- EXIST. POLE LIGHT TO BE REMOVED
- EXIST. CONC. SIGN BASE TO BE REMOVED
- EXIST. CONC. WHEEL STOPS TO BE REMOVED
- EXIST. 8"Ø DUCTILE IRON WATER MAIN
- APPROX. LOCATION EXIST. CROSSWALK (TYP.)

SITE STATISTICS / ZONING INFORMATION

ZONING CLASSIFICATION: PRINCIPAL COMMERCIAL DISTRICT OF THE VILLAGE (E-2)
TAX MAP NO. 447.69-5-1
LOT SIZE: 0.82 ACRES
EXISTING BUILDING AREA: ±10,400 SQ. FT.
PROPOSED BUILDING AREA: ±15,730 SQ. FT.

DIMENSION	SETBACK REQUIREMENTS		
	REQUIRED	PROPOSED	EXISTING
FRONT [N] (MANDATORY)	0 FT.	±4 FT.	±18 FT.
FRONT [E] (MANDATORY)	0 FT.	±91 FT.	±178 FT.
SIDE YARD [W]	0 FT.	±34 FT.	±29 FT.
REAR YARD [S]	0 FT.	±(-)0.93 FT.	±(-)0.93 FT.
BUILDING HEIGHT	MIN 24' & 2 STORIES ±28 FT. ±17 FT.		
BUILDING HEIGHT [MAX]	DETERMINED DURING SITE PLAN REVIEW		
LOT COVERAGE	DETERMINED DURING SITE PLAN REVIEW		

EXISTING CONDITION & REMOVALS PLAN



GENERAL NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL STAKE OUT ALL IMPROVEMENTS AND VERIFY GRADES AND ELEVATIONS, AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL STRIP ALL TOPSOIL IN AREAS TO BE RE-GRADED AND STOCKPILED FOR LATER USE.
- THE EXACT LOCATIONS OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND TAKE THE NECESSARY PRECAUTIONS SUCH THAT INTERFERENCE WITH OR DAMAGE TO EXISTING UTILITIES IS PREVENTED. THE CONTRACTOR SHALL COORDINATE WITH "DIG-SAFE" TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO COMMENCING EXCAVATION WORK. IF THE CONTRACTOR DAMAGES AN EXISTING UTILITY, HE SHALL COMMENCE WORK TO REPAIR THAT SERVICE IMMEDIATELY AND ALL COSTS ASSOCIATED WITH SUCH REPAIR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS AND ASSOCIATED CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND MAINTENANCE OF SURFACE DRAINAGE DURING THE DURATION OF THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.

SURVEY NOTES

- BASE MAPPING DEVELOPED FROM SURVEY DATA FROM "SHOWING A BOUNDARY AND TOPOGRAPHIC SURVEY OF PROPERTY FOR PENDRAGON THEATRE SITUATED IN VILLAGE OF SARANAC LAKE, TOWN OF HARRIETSTOWN, COUNTY OF FRANKLIN, STATE OF NEW YORK." BY LEIFHEIT LAND SURVEYING, DATED 9/25/2019.
- REFER TO ORIGINAL SURVEY FOR ADDITIONAL NOTES.

LEGEND

- [367] --- EXIST. MINOR CONT.
- [365] --- EXIST. MAJOR CONT.
- [365] --- PROP. CONTOUR
- PROPERTY LINE
- S --- SEWER LINE
- W --- WATER LINE
- ST --- STORM WATER LINE
- DW --- DW --- OVERHEAD UTILITY WIRE
- UG E --- UNDERGROUND ELECTRICAL
- X --- PICKET FENCE
- ⊙ WATER SHUT OFF VALVE
- ⊙ SANITARY SEWER MAN HOLE
- ⊙ STORM WATER MANHOLE
- SPOT ELEVATION
- CONCRETE SURFACE
- ASPHALT SURFACE
- PERVIOUS PAVEMENT



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Glens Falls, NY 12801
518-793-0786 | JMZarchitects.com

Project

Pendragon Theatre

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Saranac Lake, NY 12938

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tel. 802.233.9623
donhirschstudio.com

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www.acentech.com

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meengineering.com

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tel. 518-250-4047
alpineenv.com

Estimator:

Trophy Point, LLC
4588 South Park Avenue
Blasdell, New York 14219
tel. 716 823-0066
trophypoint.com

Revisions		
No.	Description	Date
A	ADDED SETBACK DIMS	1/31/2024
B	FINAL SITE PLAN REVIEW	3/18/2024

Seal:

Date: 12 March 2024
Checked By: ES
JMZ Project No. 1716

EXISTING CONDITIONS SITE PLAN

C-100

Project

Pendragon Theatre

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trohypoint.com

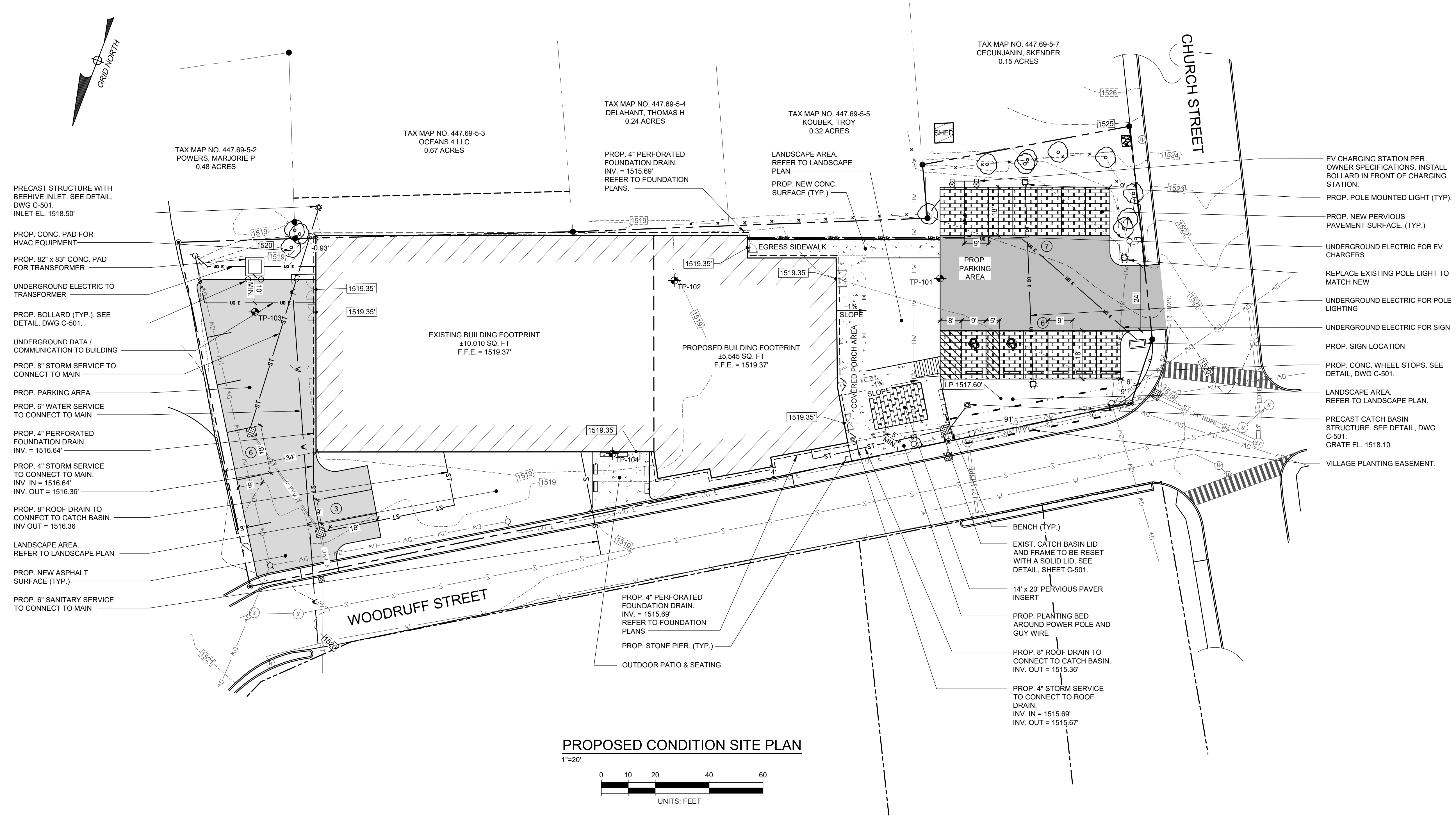
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No.	Description	Date
A	ADDED SETBACK DIMS	1/31/2024
B	FINAL SITE PLAN REVIEW	3/18/2024

Seal:

Date:	JMZ Project No.
12 March 2024	1716
Checked By:	ES

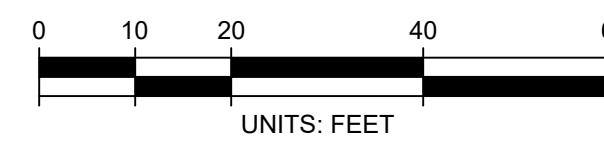
PROPOSED CONDITIONS SITE PLAN

C-101



PROPOSED CONDITION SITE PLAN

1"=20'



LEGEND

- [364] --- EXIST. MINOR CONT.
- [365] --- EXIST. MAJOR CONT.
- [363] --- PROP. CONTOUR
- --- PROPERTY LINE
- S --- SEWER LINE
- W --- WATER LINE
- ST --- STORM WATER LINE
- DW --- OVERHEAD UTILITY WIRE
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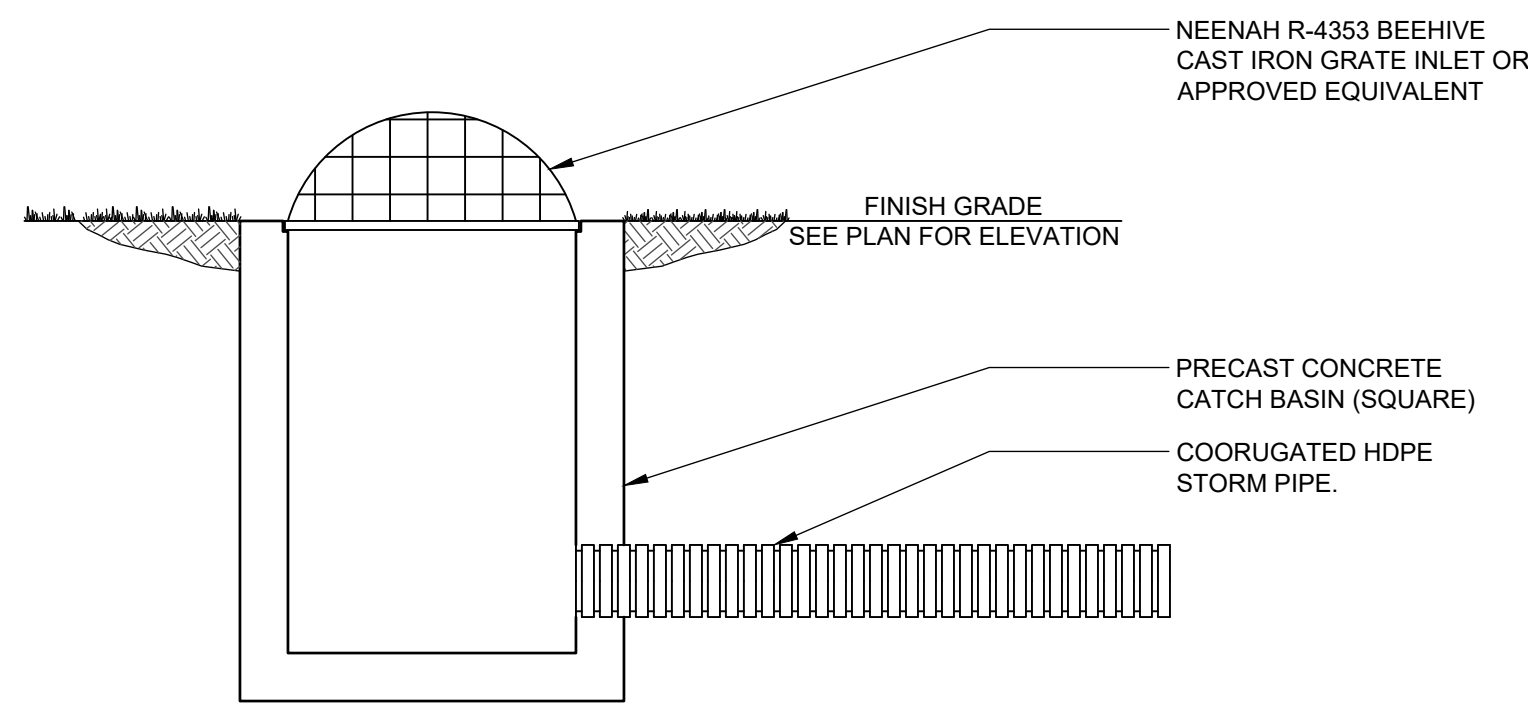
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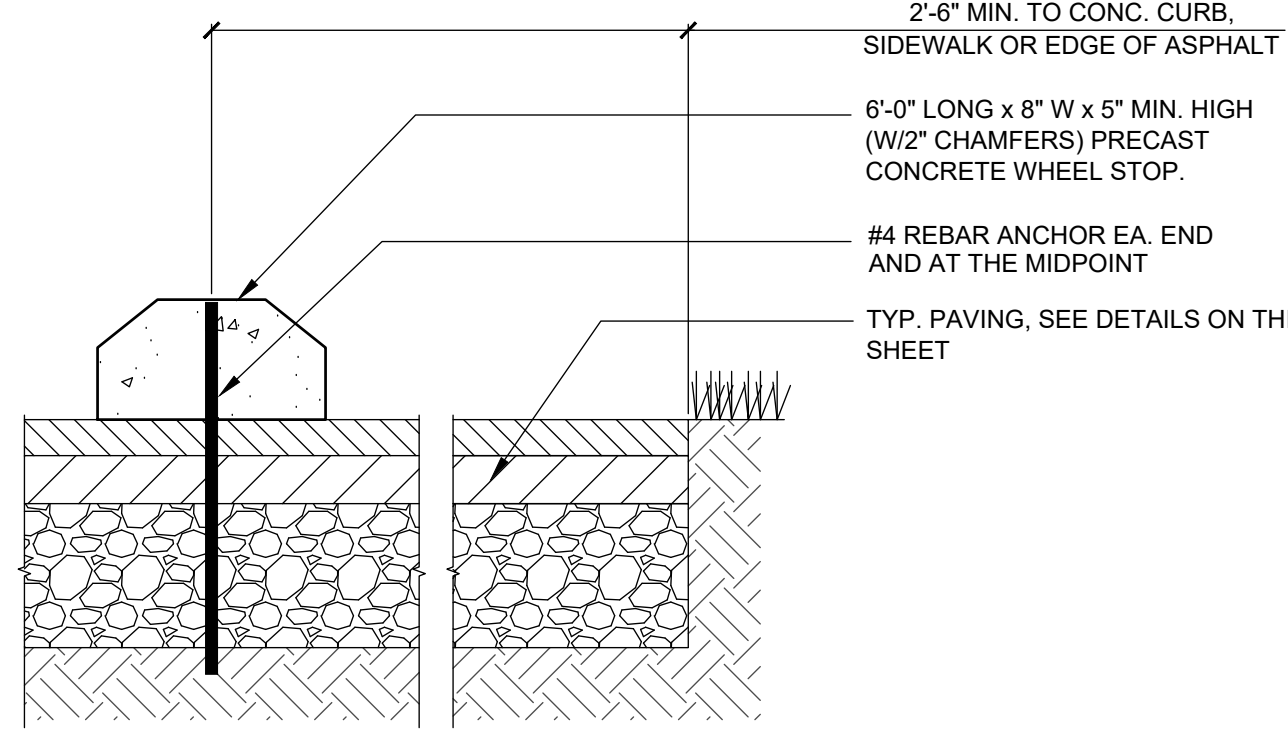
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12 March 2024	1716
Checked By:	TCP

CIVIL DETAILS

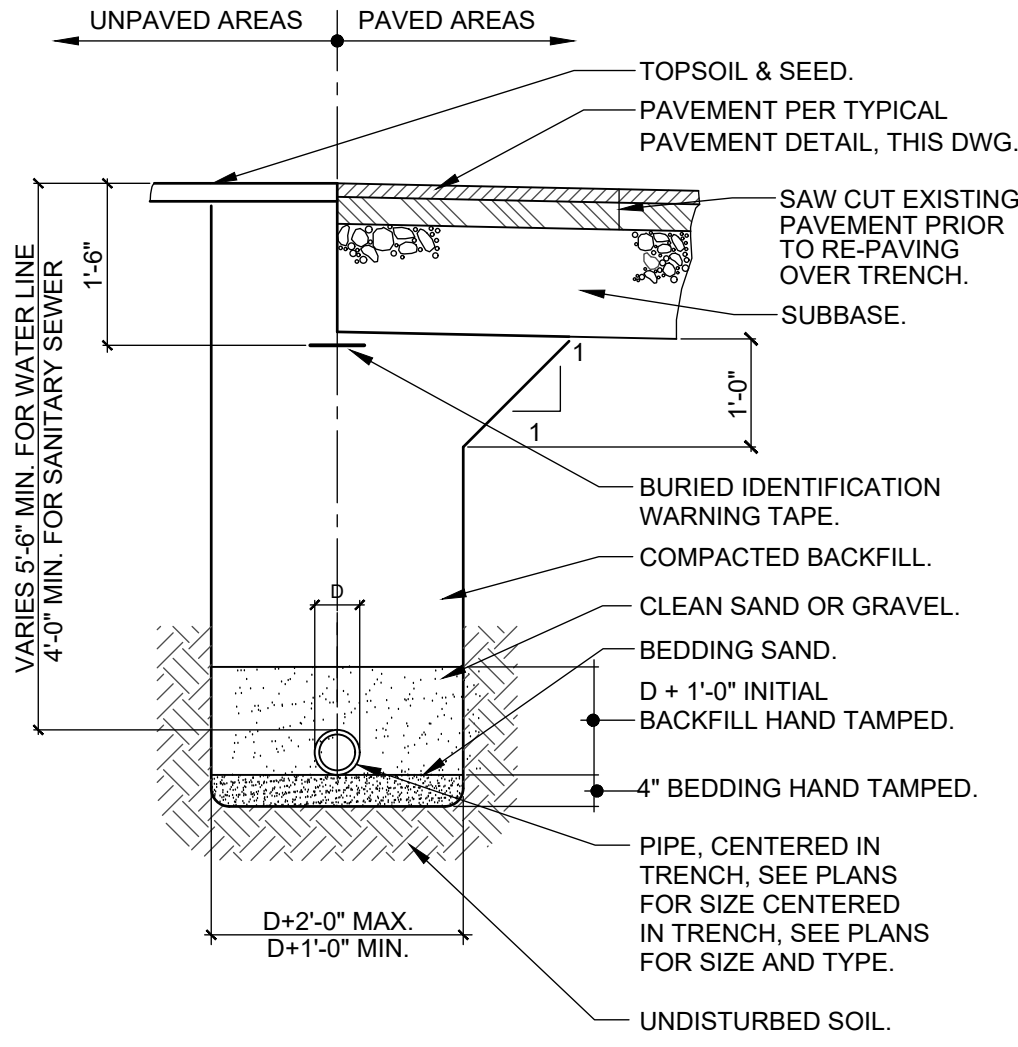
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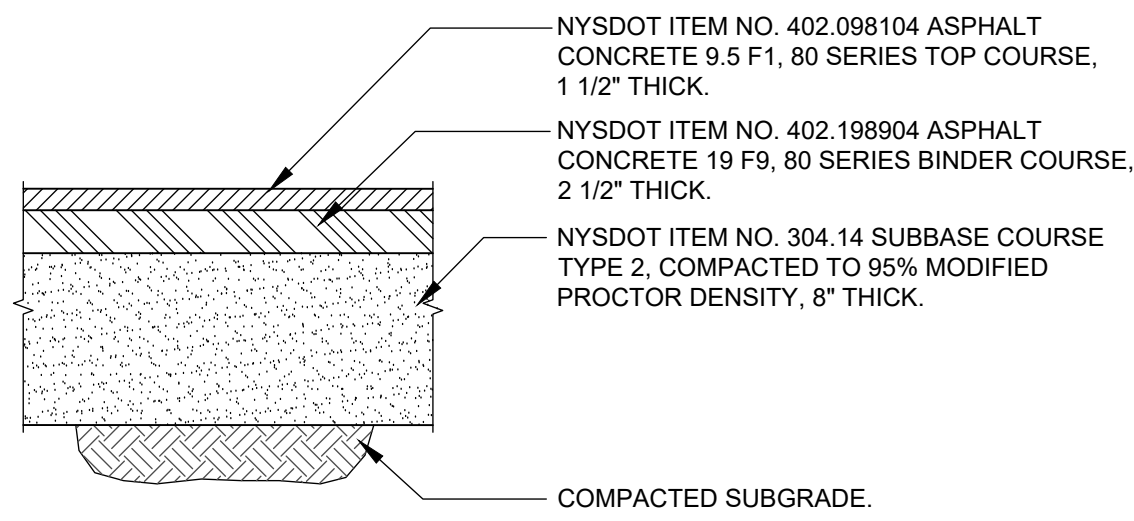
CATCH BASIN WITH BEEHIVE INLET
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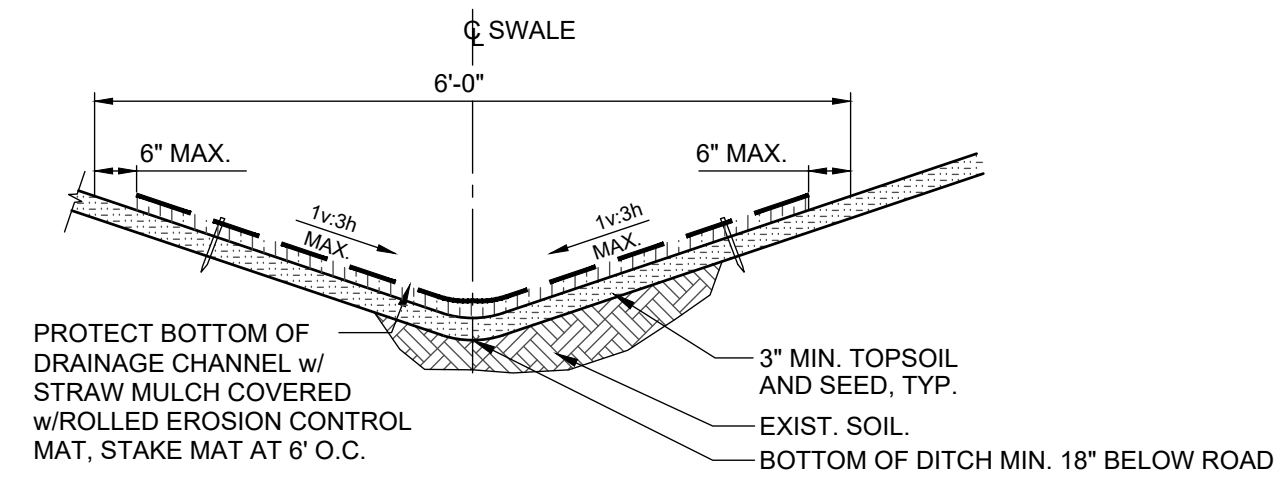
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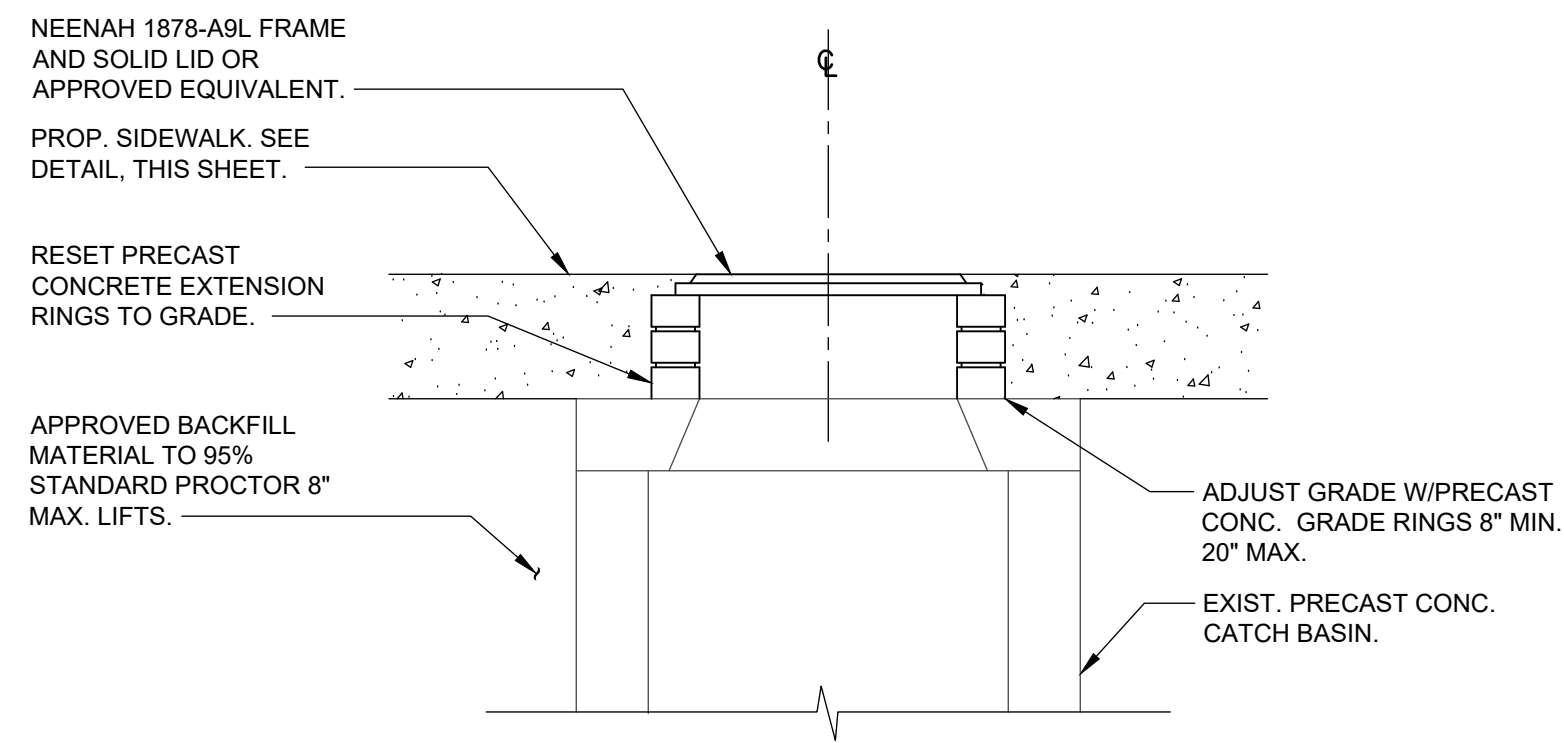
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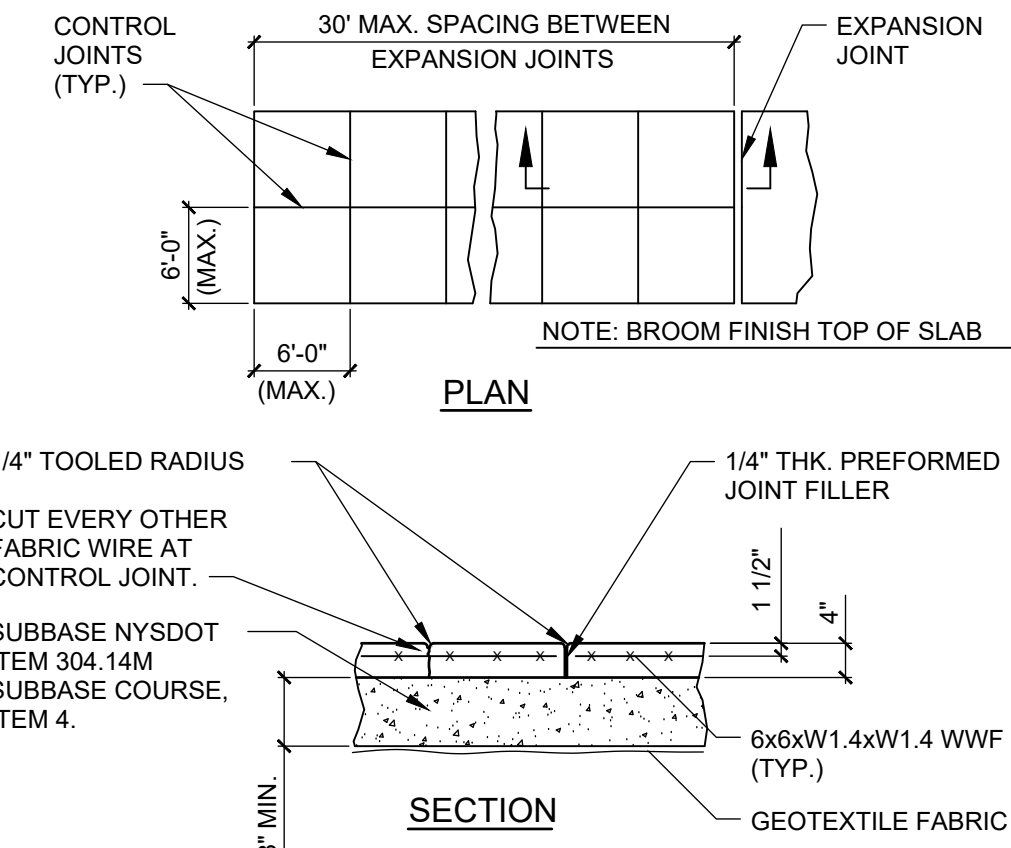
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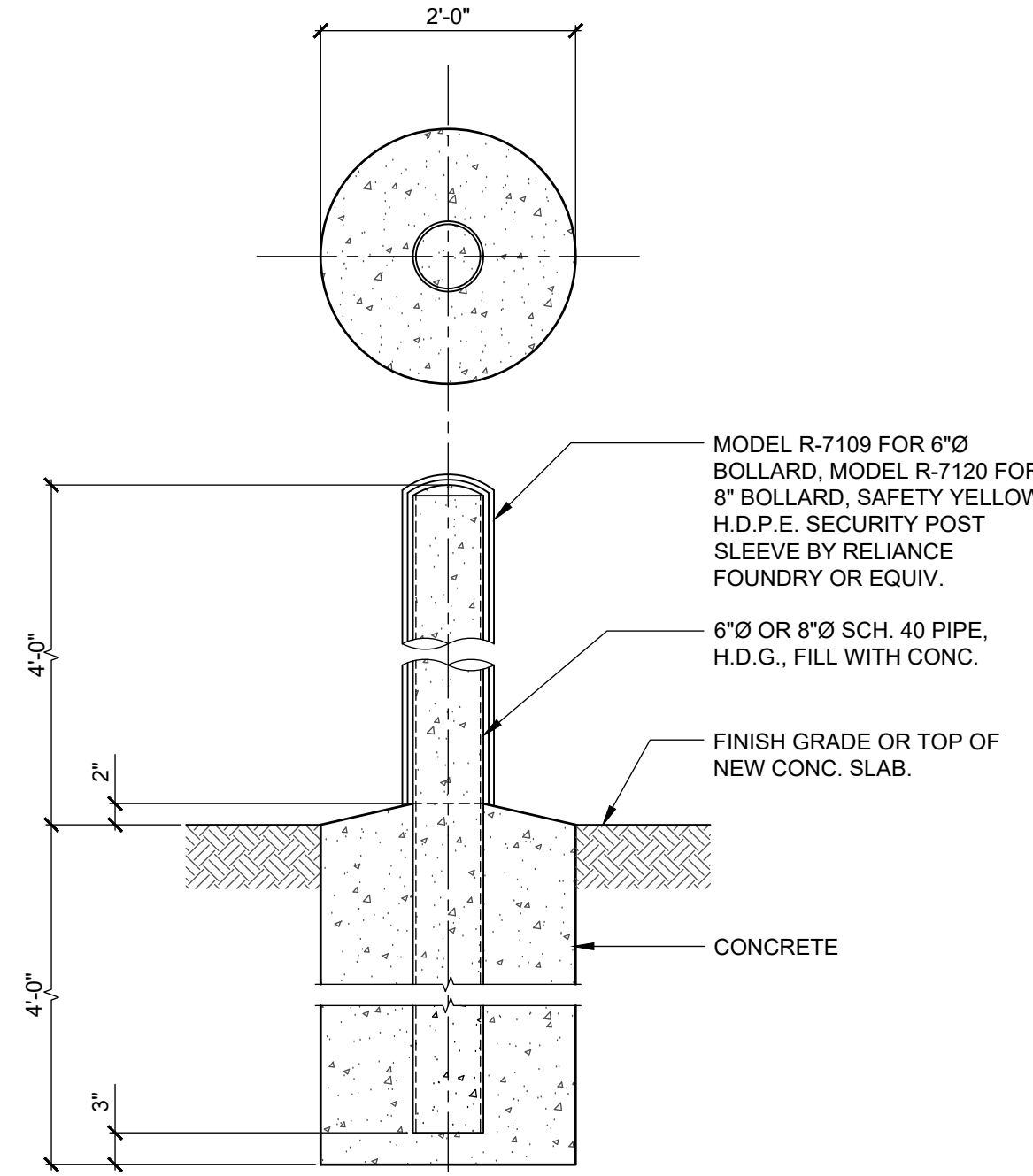
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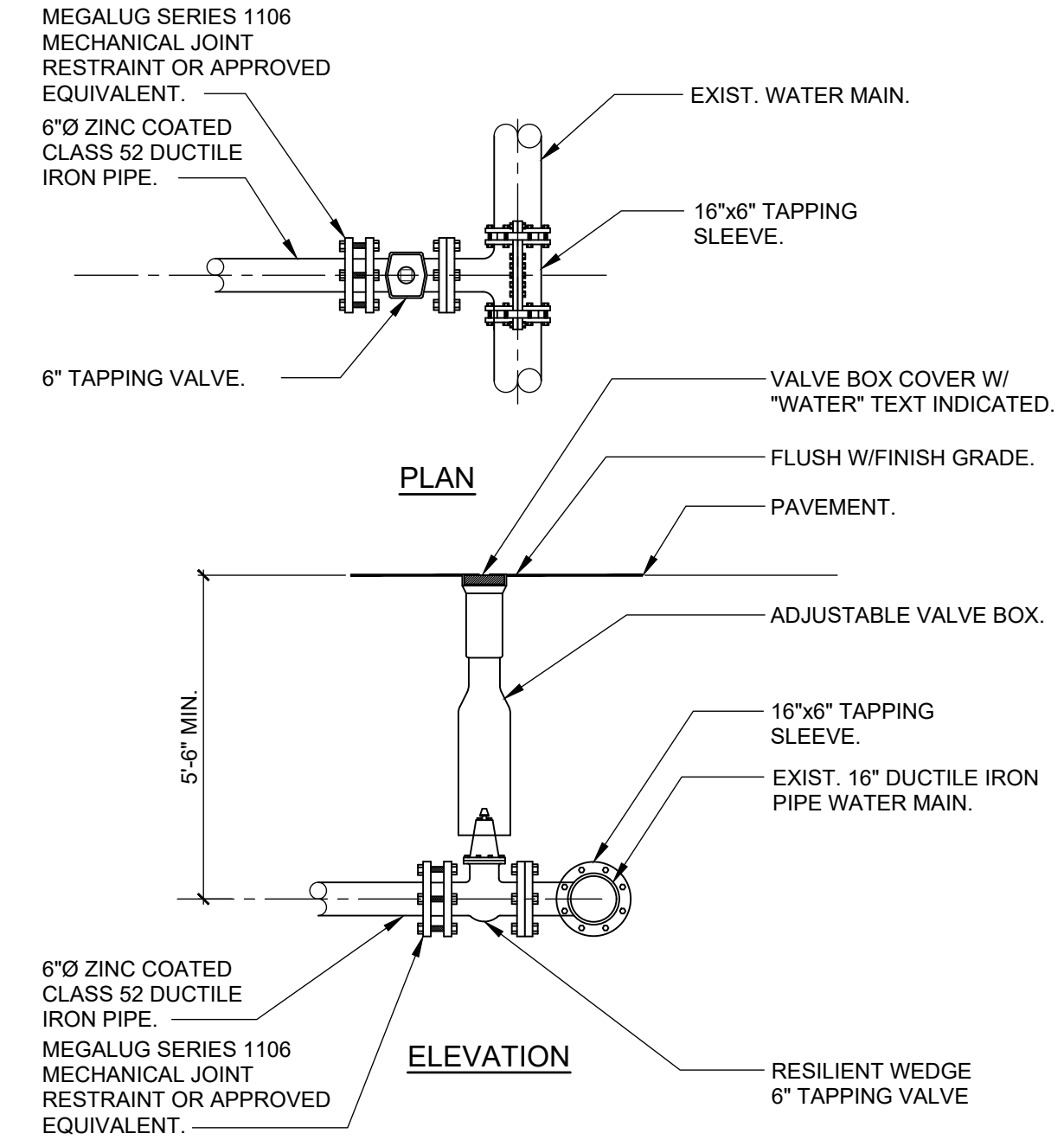
MODIFIED CATCH BASIN DETAIL
N.T.S.



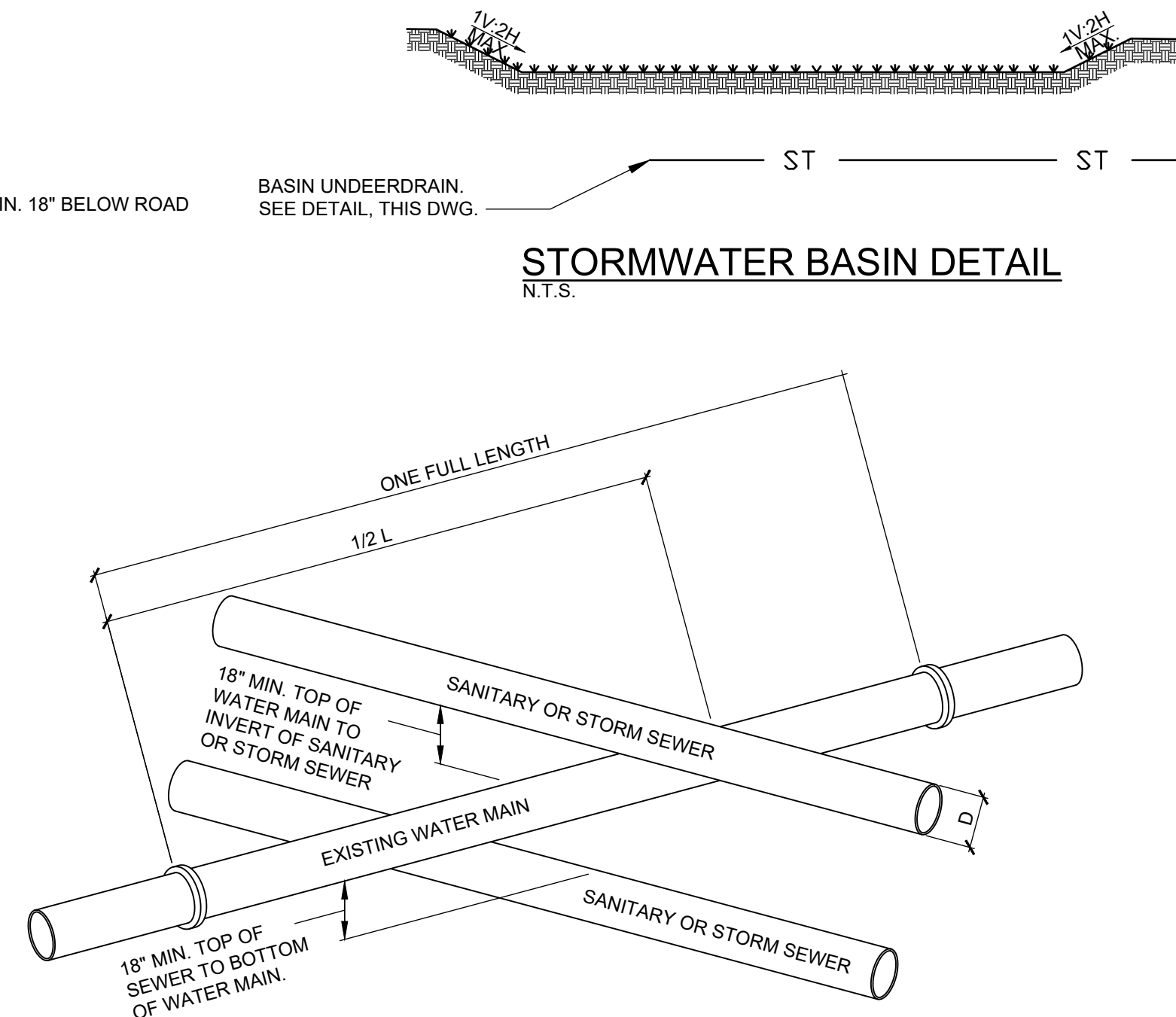
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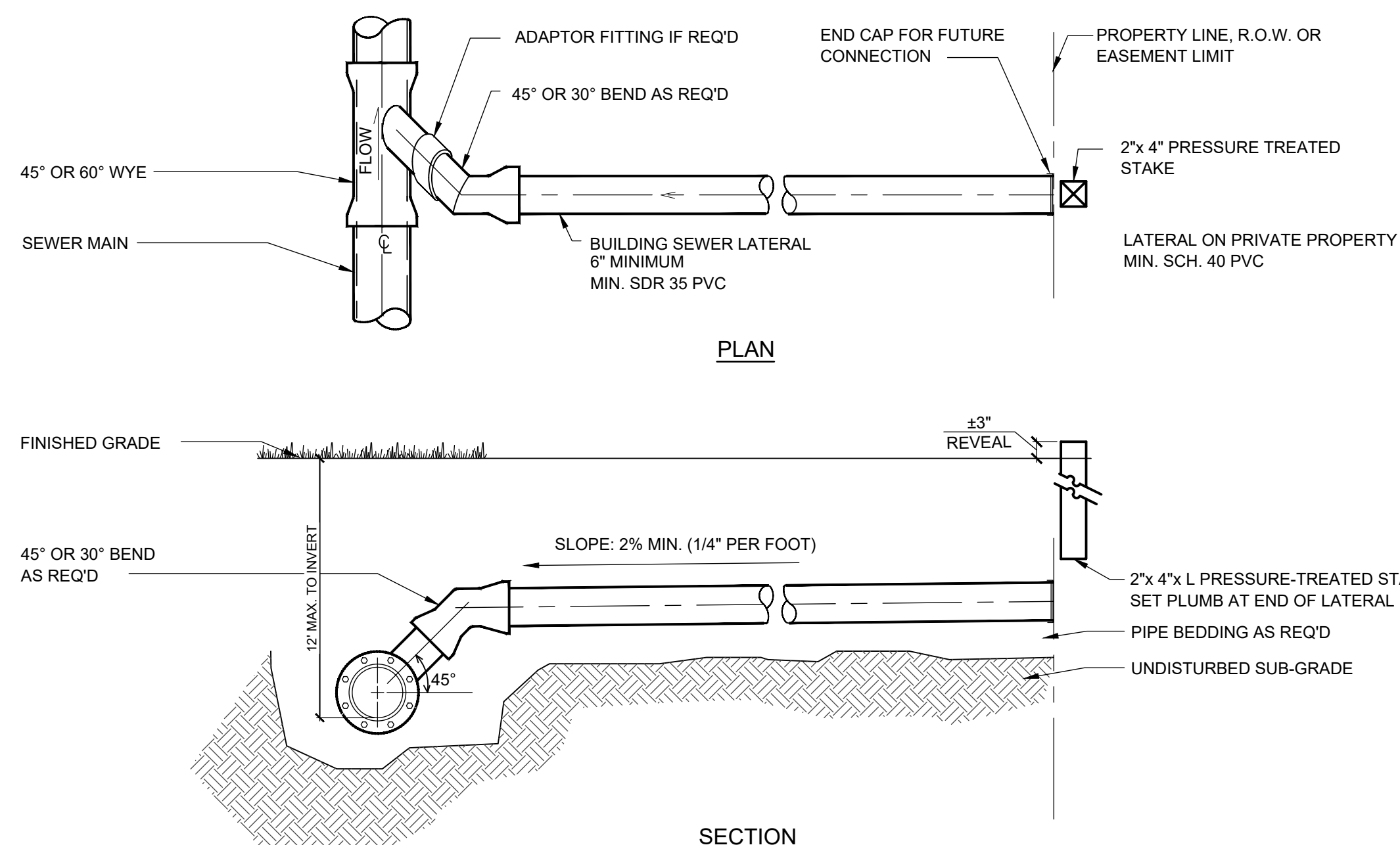
TYPICAL BOLLARD DETAIL
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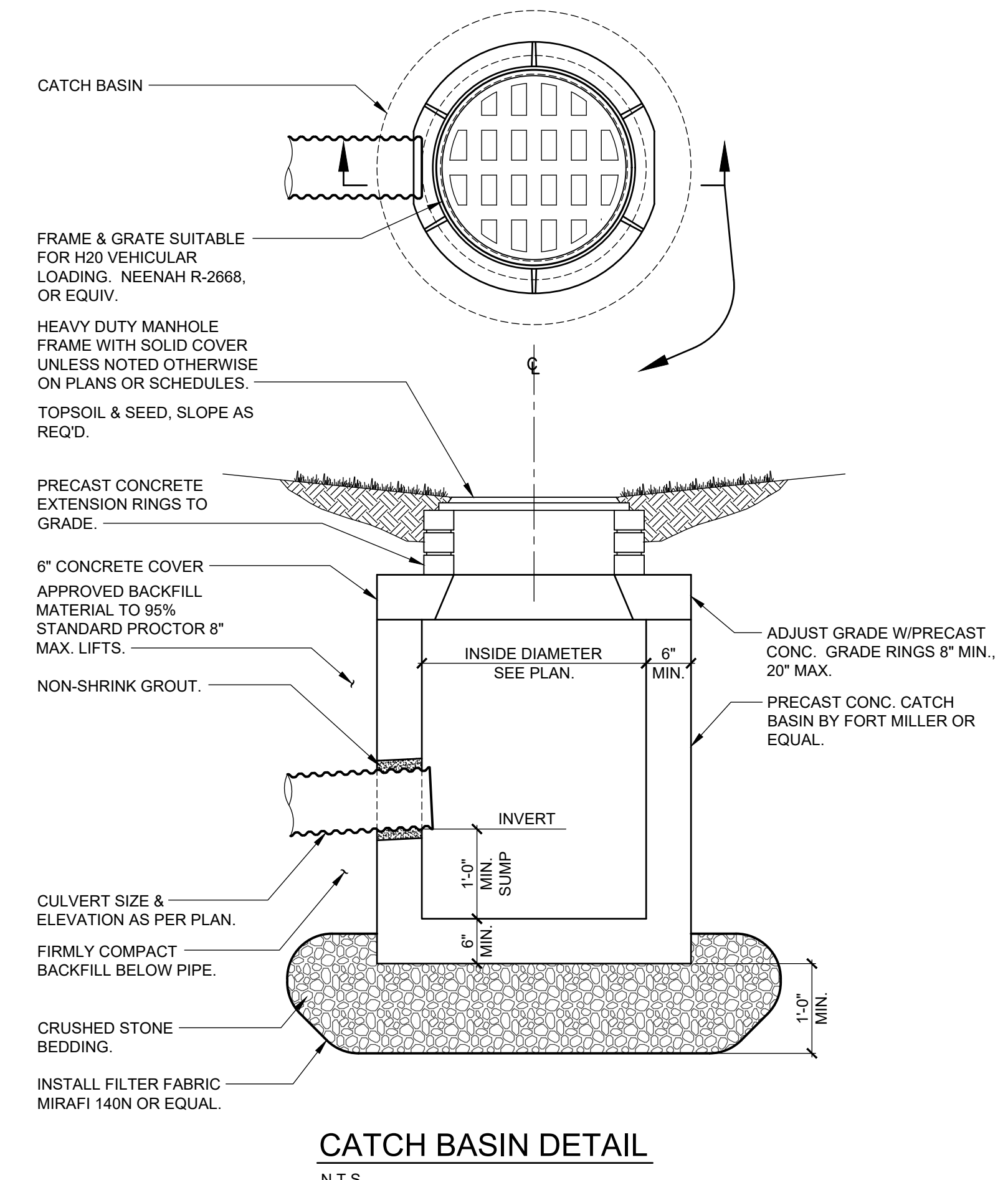
TAPPING SLEEVE AND VALVE DETAIL
N.T.S.



TYPICAL SECTION - WATER/SANITARY STORM SEWER SEPARATION REQUIREMENTS.
N.T.S.



SEWER SERVICE CONNECTION
N.T.S.



CATCH BASIN DETAIL
N.T.S.

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Evergreen Professional Park
453 Dixon Road, Ste. 7, Bldg. 3
Queensbury, NY 12804

M.E.P. Engineer:
M/E Engineering, P.C.
433 State Street, Suite 410
Schenectady, New York 12305
tel. 518-533-2171
meengineering.com

Asbestos & Hazmat Testing:
Alpine Environmental Services, Inc.
438 New Karner Road
Albany, New York 12205
tel. 518-250-4047
alpineenv.com

Estimator:
Trophy Point, LLC
4588 South Park Avenue
Blasdel, New York 14219
tel. 716 823-0066
trophypoint.com

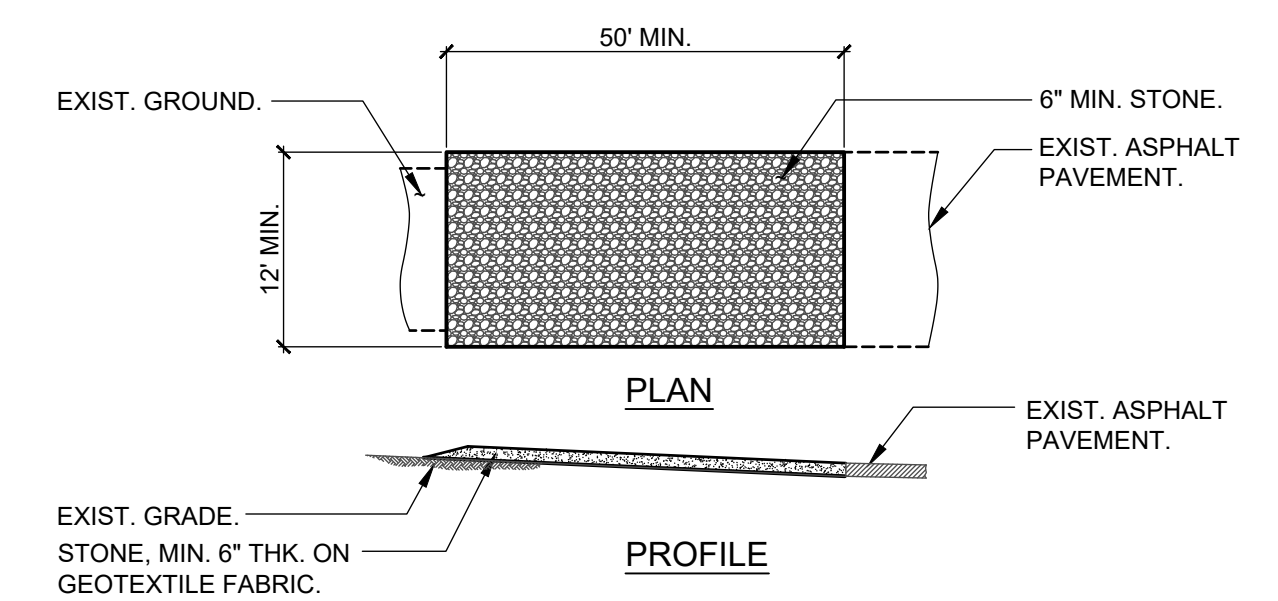
Revisions		
No.	Description	Date
A	ADDED SETBACK DIMS	1/31/2024
B	FINAL SITE PLAN REVIEW	3/18/2024

Seal:

Date:	JMZ Project No.
12 March 2024	1716
Checked By:	TCP

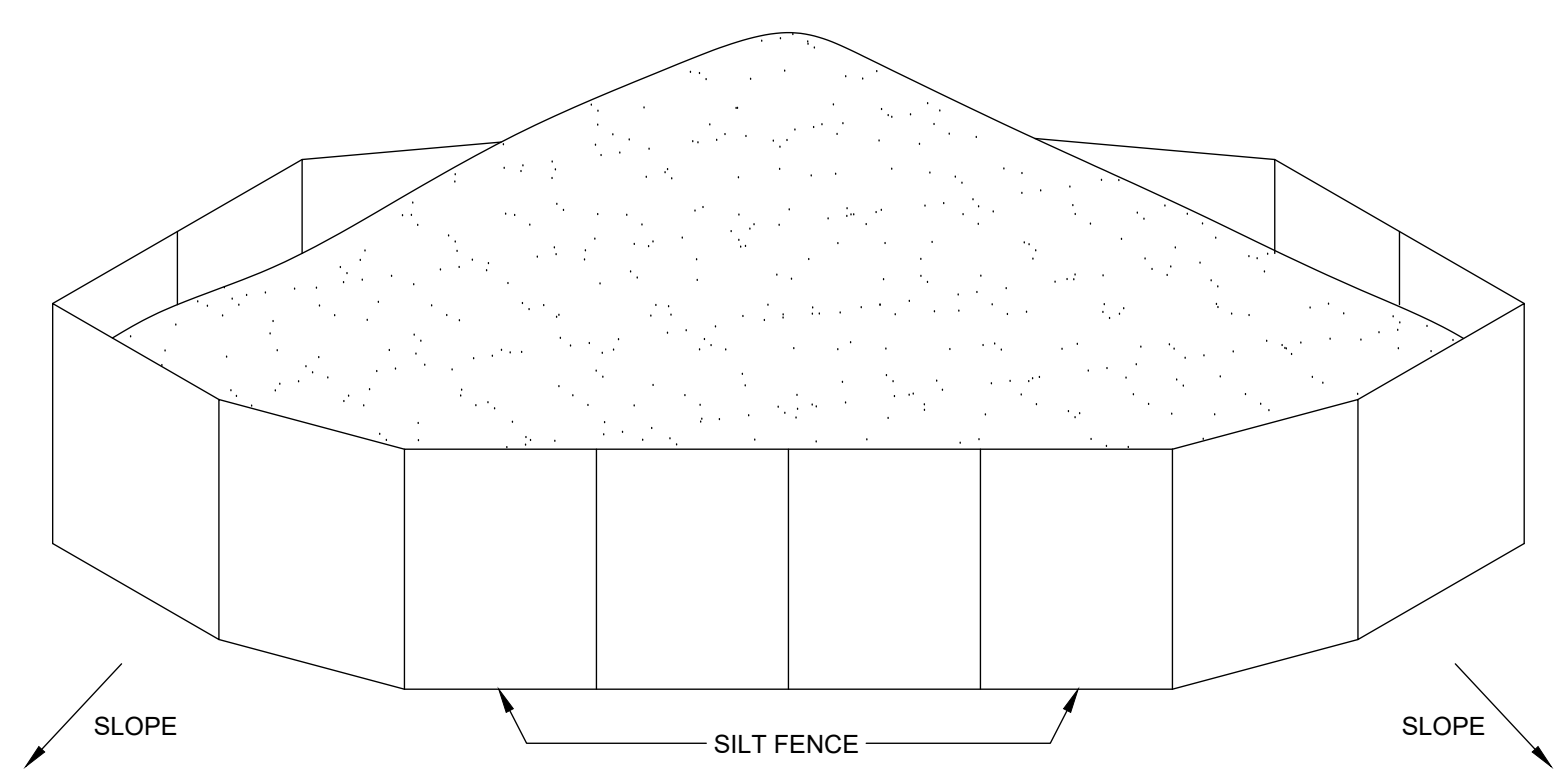
CIVIL DETAILS

C-502



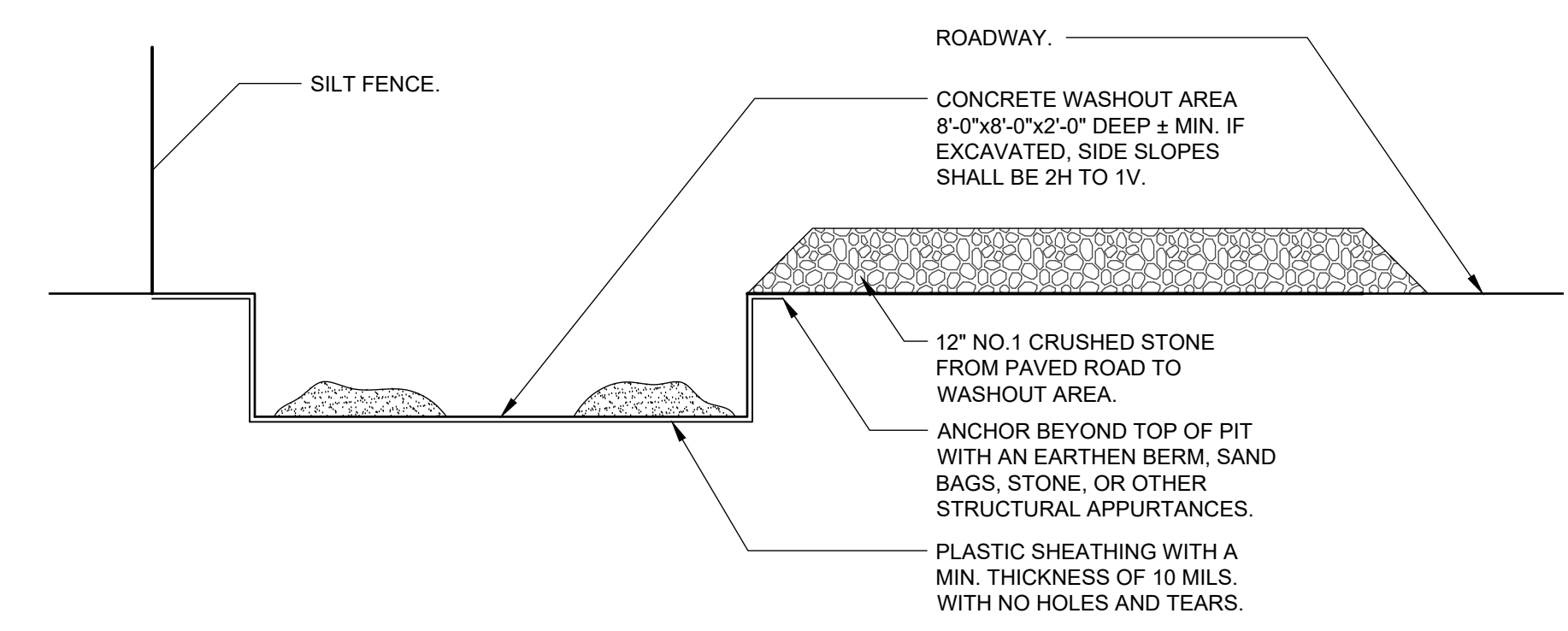
- NOTES**
- STONE SHALL CONFORM WITH NYS DOT SPEC. SECTION 703-02 SIZE DESIGNATION 3.
 - GEOTEXTILE FABRIC SHALL BE MIRAFI 600X OR EQUIVALENT.
 - PERIODICALLY TOP-DRESS ENTRANCE WITH NEW STONE AS SEDIMENT ACCUMULATES. ALL SEDIMENT DROPPED OR WASHED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



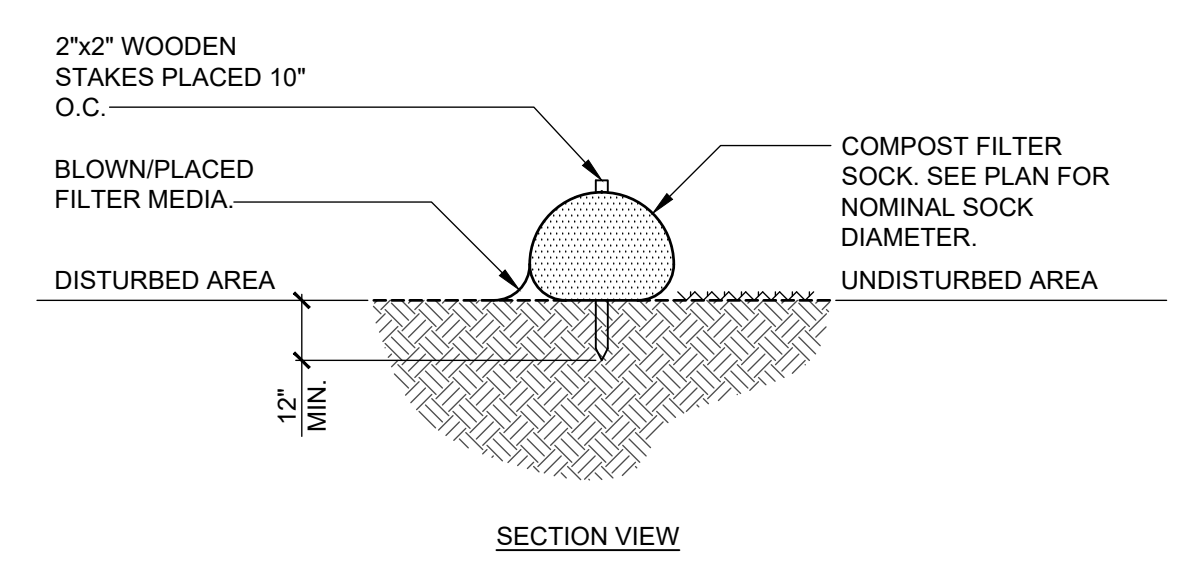
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
- SILT FENCE SHALL BE PLACED 5'-0" DOWNSLOPE OF EACH PILE. UPON COMPLETION OF SOIL STOCKPILING, TOPSOIL SHALL BE STABILIZED WITH SEED AND MULCH IF NOT TO BE DISTURBED/UTILIZED WITHIN 14 DAYS.
- SEE ADDITIONAL DETAILS FOR INSTALLATION OF SILT FENCE.
- TEMPORARY PERIMETER DIKES MAY BE REQUIRED TO DIRECT CLEAN RUNOFF FROM STOCKPILE AREAS. REFER TO EROSION AND SEDIMENT CONTROL PLAN.

SOIL STOCKPILE STABILIZATION
N.T.S.

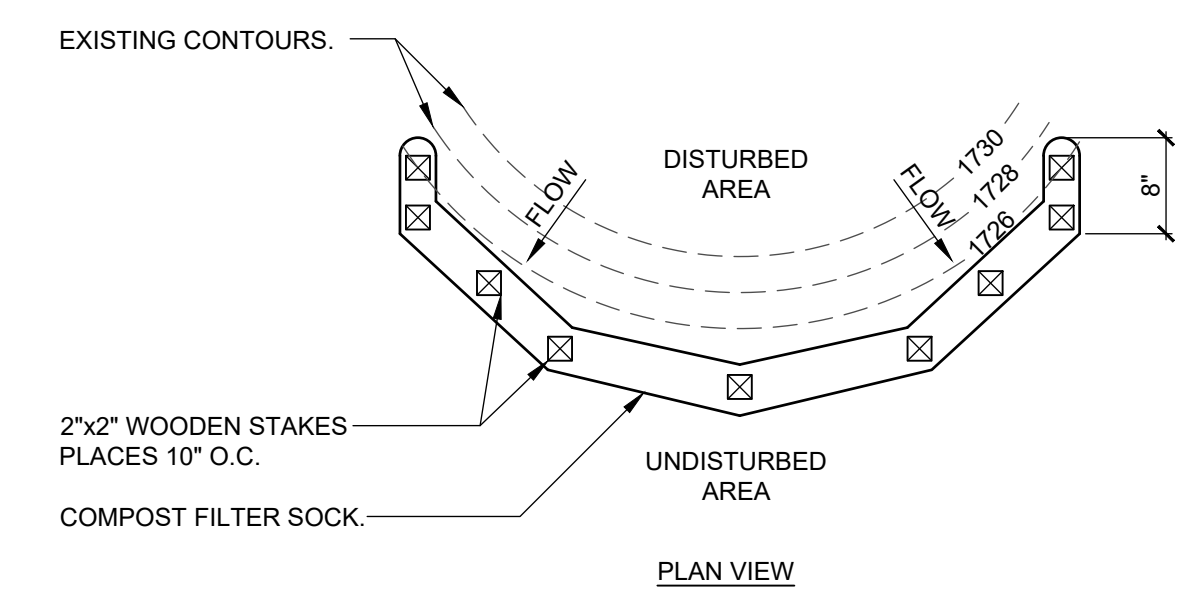


- NOTES:**
- ALL CONCRETE WASH FACILITIES SHALL BE INSPECTED DAILY. DAMAGED OR LEAKING FACILITIES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
 - ACCUMULATED HARDENED MATERIAL SHALL BE REMOVED WHEN 75% OF THE STORAGE CAPACITY OF THE STRUCTURE IS FILLED. ANY EXCESS WASH WATER SHALL BE PUMPED INTO A CONTAINMENT VESSEL AND PROPERLY DISPOSED OF OFF SITE.
 - DISPOSE OF HARDENED MATERIAL OFF-SITE IN A CONSTRUCTION/DEMOLITION LANDFILL OR ON-SITE IF INDICATED IN THE APPROVED SWPPP.
 - THE PLASTIC LINER SHALL BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN OUT AND FILL IN THE WASHOUT AREA TO THE ADJACENT GRADE LEVEL.

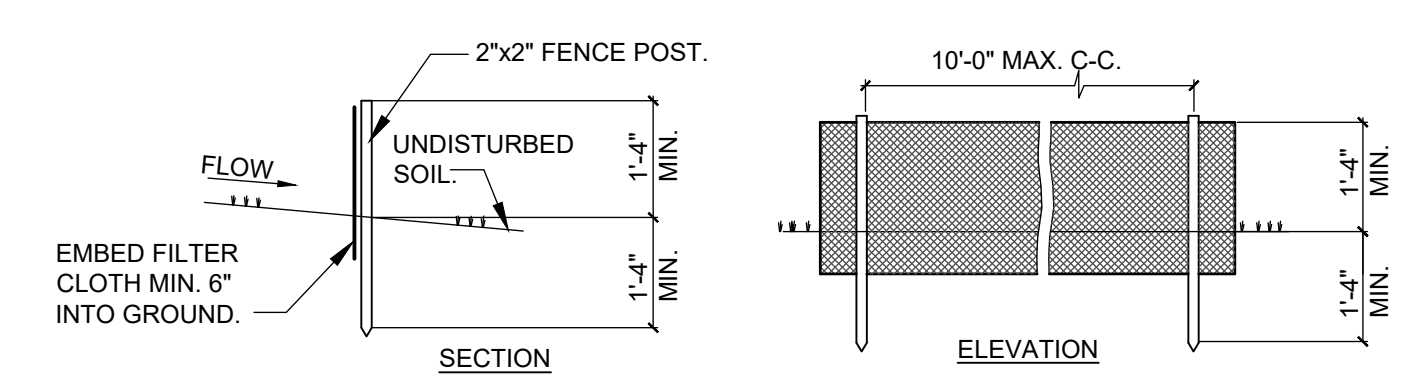
SECTION A-A



SECTION VIEW

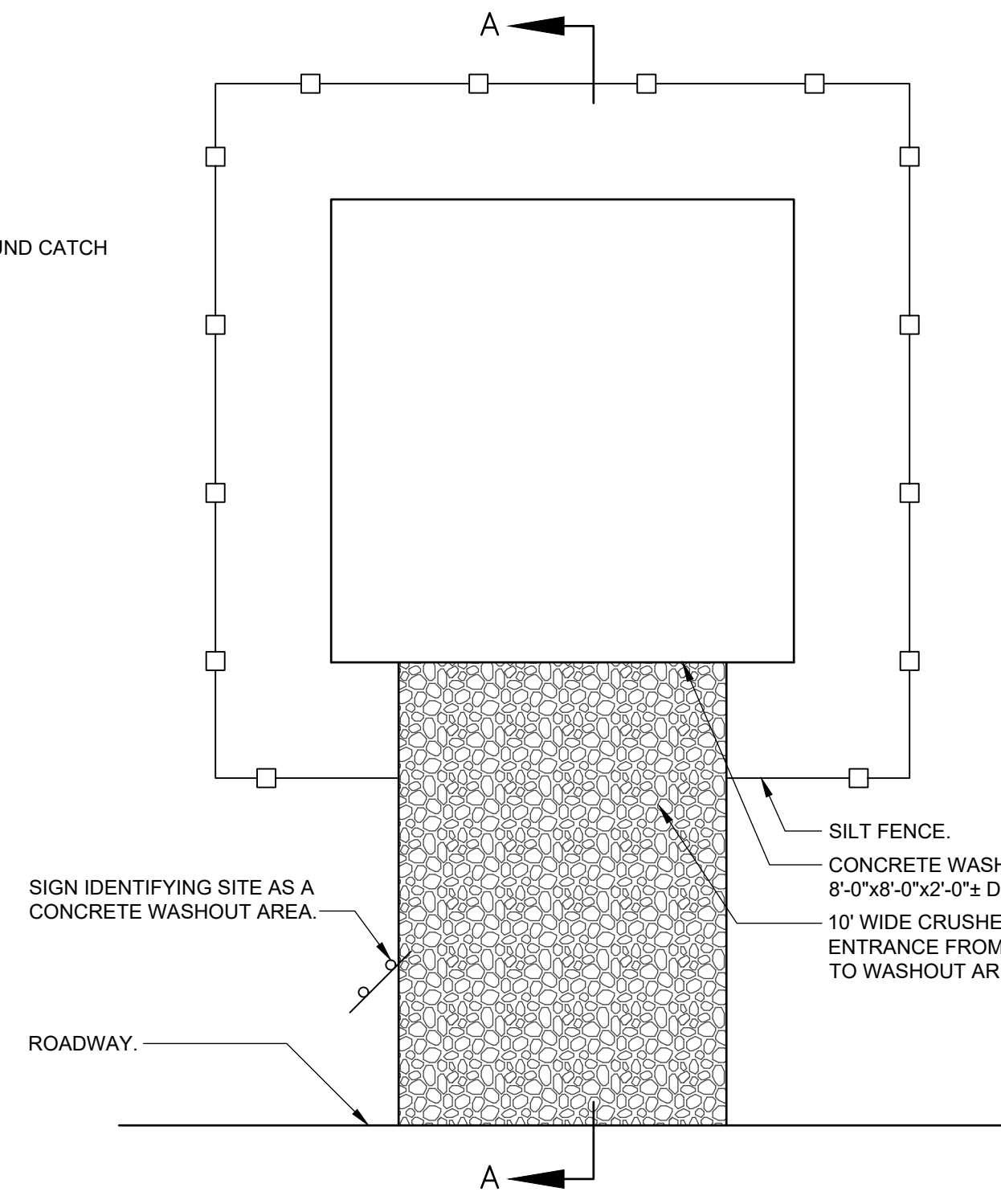


SILT SOCK DETAIL
N.T.S.

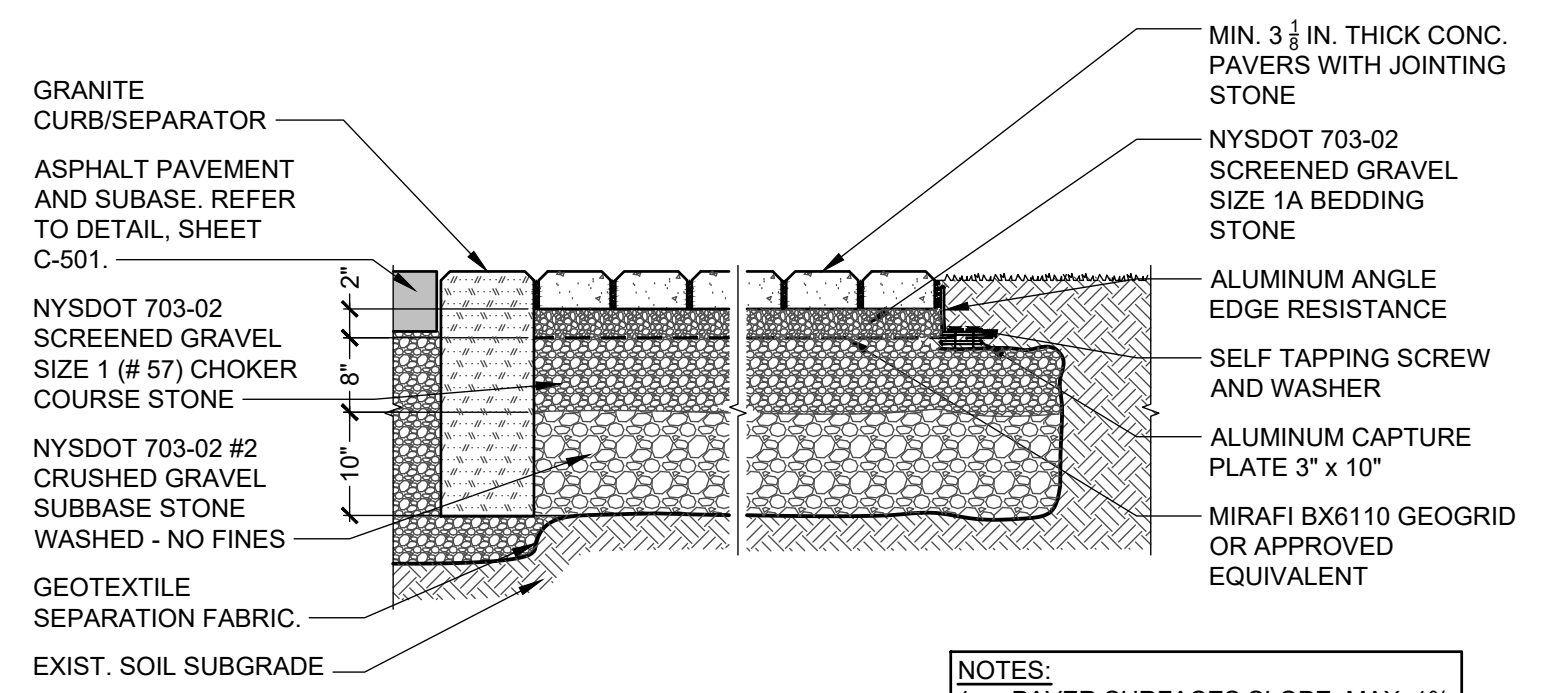


- NOTES**
- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH STAPLES OR TIES AT 6" MAX. SPACING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
N.T.S.

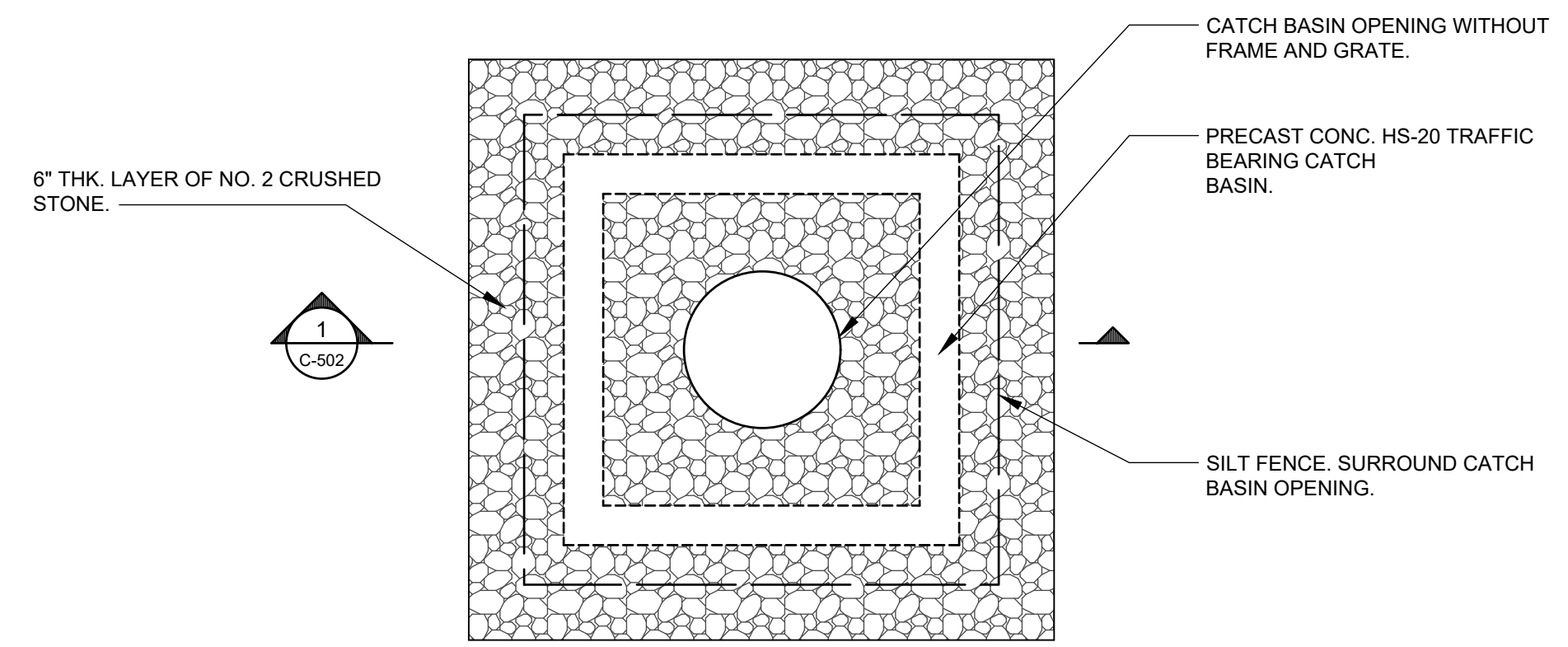


CONCRETE WASHOUT AREA
N.T.S.

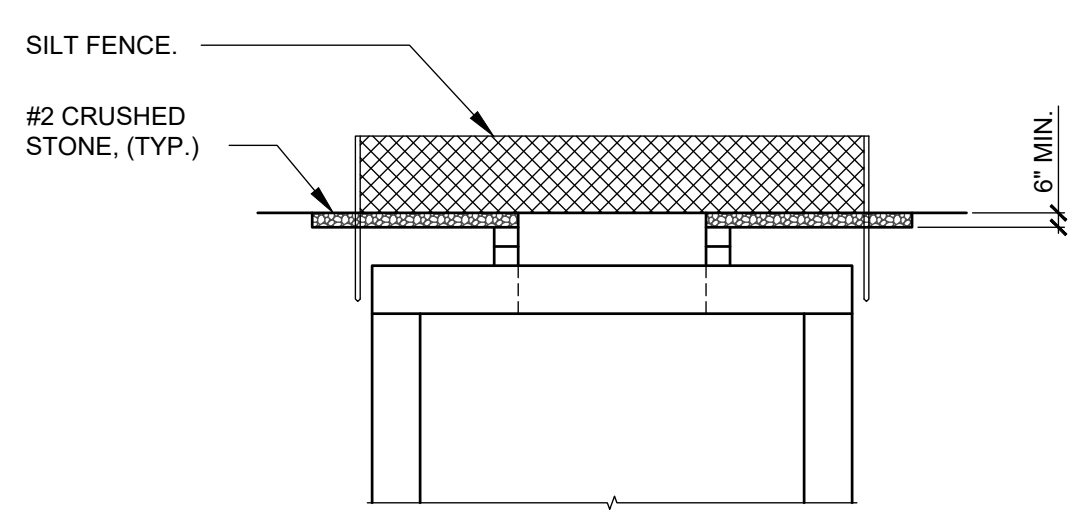


- NOTES:**
- PAVER SURFACES SLOPE: MAX. 1%
 - SOIL SUBGRADE MAX. SLOPE: 3/4%

PERMEABLE INTERLOCKING CONCRETE PAVEMENT
N.T.S.



CATCH BASIN INLET PROTECTION DETAIL
N.T.S.



SECTION
N.T.S.

APPENDIX D

Short Environmental Assessment Form